THE N 375 FT OF: COMM NW COR OF RUN E 171.12 FT, S 2895.76 FT FO S 765.54 FT, E 571.09 FT, N 765

GREEN NATHAN/GREEN SHERRIE
468 NW CARR CT
LAKE CITY, FL 32055

2027

17-3S-16-02162-014

BUILDING CHARACTERISTICS

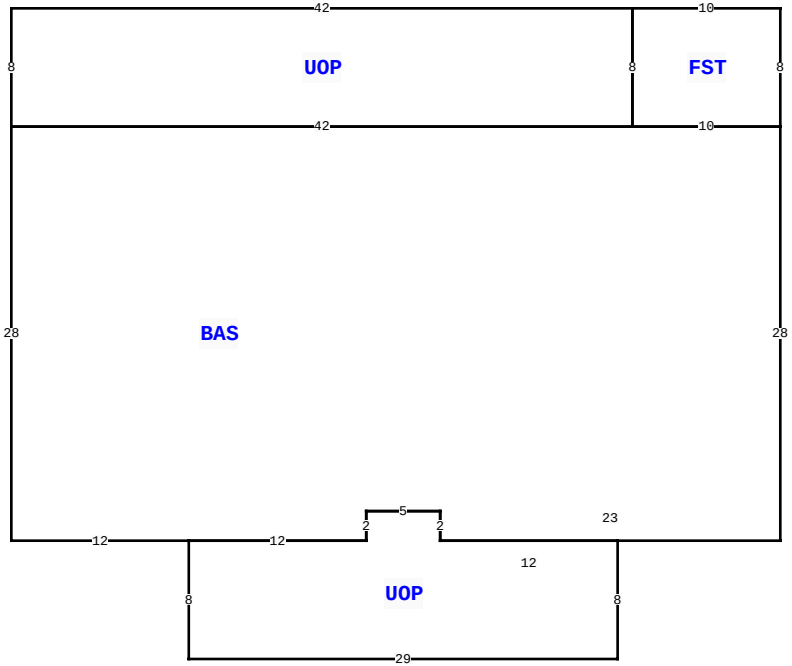
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100		1,446	110,542
FST	80	55		44	3,364
UOP	242	20		48	3,669
UOP	336	20		67	5,122
TOTALS	2,104			1,605	122,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	106.9200	117.61	188,764	1980	1980	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1446 HX Base Yr



468 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	0	18	20	360.00	UT	2.50	2.50	100	2017	2017	3	100	900	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,697
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	184,117
SOH/AGL Deduction	78,348
ASSESSED VALUE	105,769
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	4,358
TOTAL JUST VALUE	184,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0663	9/28/2012	WD	U	I	11	100
GRANTOR: NATHAN & SHERRIE GREE						
GRANTEE: NATHAN & SHERRIE GR						
1233/1522	3/29/2012	WD	U	I	11	0
GRANTOR: NATHAN & SHERRIE GREE						
GRANTEE: NATHAN & SHERRIE GR						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N8 W10 S8 E10$ BAS= W10UOP= N8 W42 S8 E42$ W42 S28 E12
UOP= S8 E29 N8 W12 N2 W5 S2 W12$ E12 N2 E5 S2 E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS