

COMM NW COR OF E1/2 OF SEC, RUN  
(17.12 FT), S 4010.17 FT FOR POB  
FT, E 564.48 FT, N 389.60 FT, W

PLATH CARMEN R  
274 NW CARR CT  
LAKE CITY, FL 32055

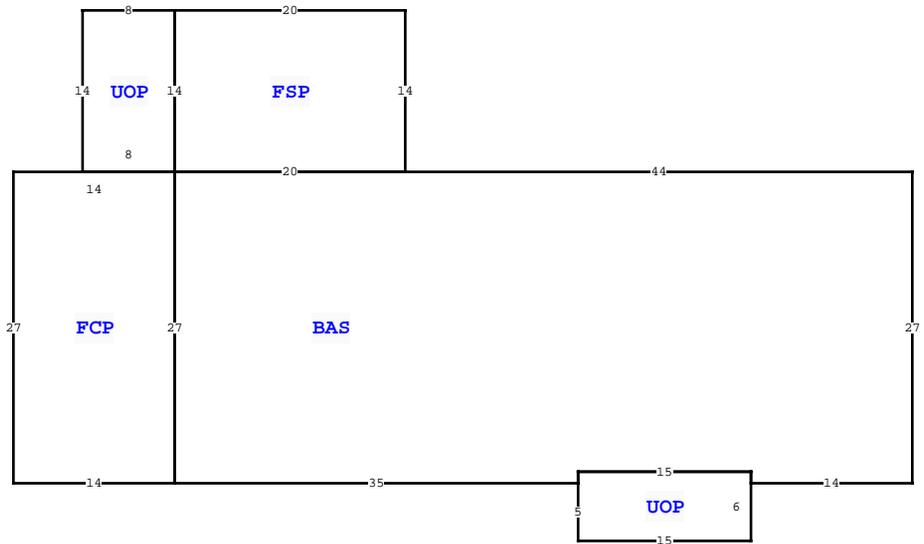
2026

17-3S-16-02162-016



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
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	1,713	100		1,713	102,647
FCP	378	25		94	5,633
FSP	280	40		112	6,711
UOP	90	25		22	1,318
UOP	112	25		28	1,678
TOTALS	2,573			1,969	117,988

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2009	Heated Area: 1713			HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,988	
TOTAL MARKET OB/XF VALUE		10,700	
TOTAL LAND VALUE - MARKET		44,088	
TOTAL MARKET VALUE		172,776	
SOH/AGL Deduction		99,741	
ASSESSED VALUE		73,035	
TOTAL EXEMPTION VALUE		HX HB 48,035	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		172,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,776	
SALE:2:1: 10.10 AC WITH 1980 MH			
SALE:1:1: REPO			
BLDG:1:1: GUERDON MH:RP LETTER MAILED 12/97 FOR NE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047314	Roof Replacement	14,350	05/24/2023
27436	M H	653	10/20/2008
13426	M H	125	12/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/1618	1/29/2008	WD	Q	I		114,400
GRANTOR: RUFUS R BOLTIN JR						
GRANTEE: CARMEN R PLATH						
0989/0492	7/18/2003	WD	Q	I		85,000
GRANTOR: NORA LOGAN						
GRANTEE: RUFUS R BOLTIN JR						

EXTRA FEATURES																	
L N	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF												10,700					
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					
274 NW CARR CT, LAKE CITY												04/07/2025 MLU					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W44 FSP= N14 W20 S14 E20\$ W20 UOP= N14 W8 S14 E8\$ FCP= W14 S27 E14 N27\$ S27 E35 UOP= S5 E15 N6 W15 S1\$ N1 E15 S1 E14 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.80	11,000.00	8,800.00	44,088							