COMM NW COR OF E1/2 OF SEC, RUN
TO ITS INTERS WITH AN EXISTING F
RUNNING S'LY, RUN S ALONG FENCE

NOLAN RONALD J JR/NOLAN CHASTITY E
109 NW CARR CT
LAKE CITY, FL 32055

2027

17-3S-16-02162-019

BUILDING CHARACTERISTICS

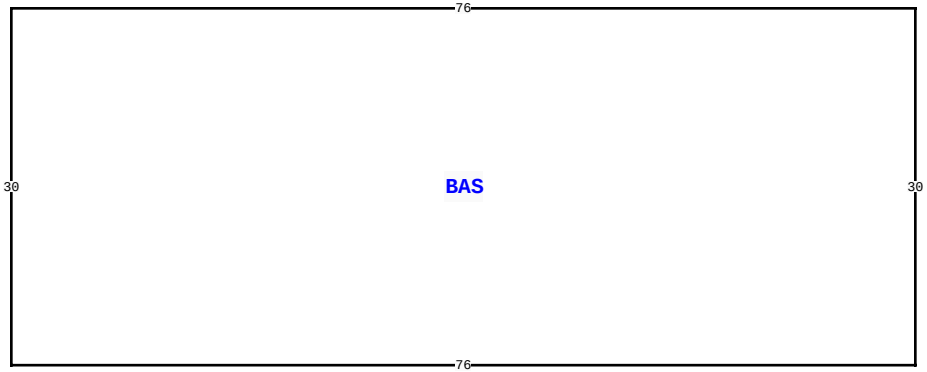
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,280	100		2,280	171,479
TOTALS	2,280			2,280	171,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2013	2012	0	0	0	29.00	71.00

3 MANUF 1 100% - 2013 Heated Area: 2280 HX Base Yr 2013



109 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	04/20/2026 MLU
XF DATE		LAND DATE	
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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,479
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		211,379
SOH/AGL Deduction		95,254
ASSESSED VALUE		116,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,714
TOTAL JUST VALUE		211,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,225

SALE:1:1: 2 ACRES $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30443	M H	375	09/06/2012
7851	M H	100	12/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0499	6/11/2012	WD	U	I	11	100
GRANTOR: RONALD NOLAN						
GRANTEE: RONALD NOLAN JR & C						
1239/0495	6/11/2012	WD	U	I	11	100
GRANTOR: RICHARD NOLAN & DOROT						
GRANTEE: RONALD J JR & CHAST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS