E1/2 OF NW1/4 EX RD R/W, EX 1.04
960-2451. PB 96-56-CP.

KIRBY HUGH M
356 SW CARPENTER RD
LAKE CITY, FL 32024

2027

17-5S-16-03635-000

BUILDING CHARACTERISTICS

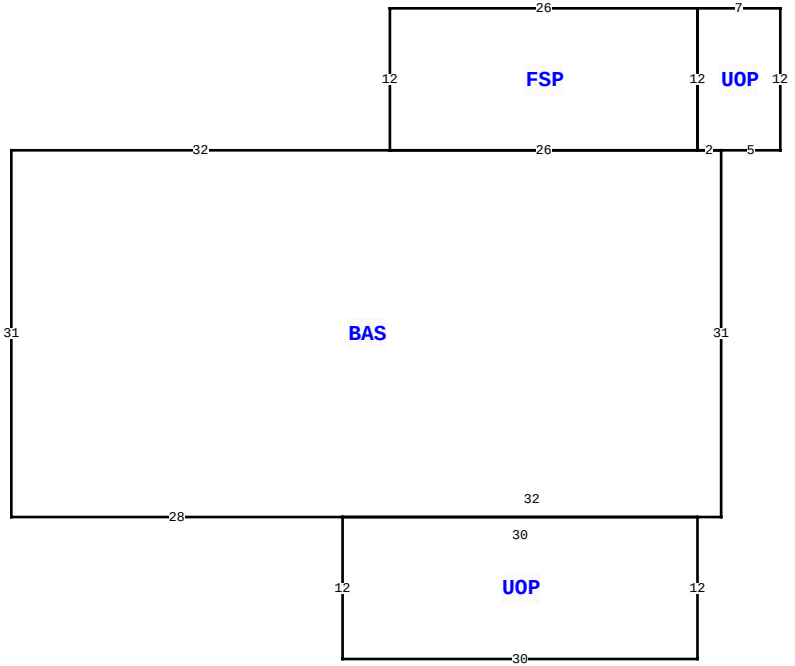
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	168,411
FSP	312	40		125	11,318
UOP	84	25		21	1,902
UOP	360	25		90	8,149
TOTALS	2,616			2,096	189,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,096	115.9000	107.79	225,928	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2019 Heated Area: 1860 HX Base Yr 2019



608 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0040	BARN,POLE	0	100	50	100	5,000.00	UT	4.00	4.00	70	2001	2001	3	70	14,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	150	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0060	CARPORT F	0	100	28	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,780
TOTAL MARKET OB/XF VALUE		29,150
TOTAL LAND VALUE - MARKET		421,795
TOTAL MARKET VALUE		250,843
SOH/AGL Deduction		132,983
ASSESSED VALUE		117,860
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		11,449
TOTAL JUST VALUE		640,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051065	Electrical Servic	0	10/14/2024
36052	M H	770	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S31 E28 UOP= S12 E30 N12 W30$ E32 N31 UOP= E5 N12 W7 S12 E2$ W2 FSP= N12 W26 S12 E26$ W26 $.

LAND DESCRIPTION

TOTAL OB/XF 29,150

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.69	AC		1.00	1.00	1.00	280.00	280.00	10,273							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	38.00	AC		1.00	1.00	1.00	280.00	280.00	10,640							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	74.69	AC		1.00	1.00	1.00	5,500.00	5,500.00	410,795							
5	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 02/19/2026 BY KS Total Acres: 75.69 Total Land Value: 31,913 Market: 410,795 Agricultural: 20,913 Common: 11,000 PRINTED 11/17/2026 BY SYS