SE1/4 & S 60 AC OF NE1/4 EX RD R

770-393, 937-1718,

TIITF
3900 COMMONWEALTH BLVD, MAIL STATION 115
TALLAHASSEE, FL 32399-3000

2027

17-5S-16-03636-000

BUILDING CHARACTERISTICS

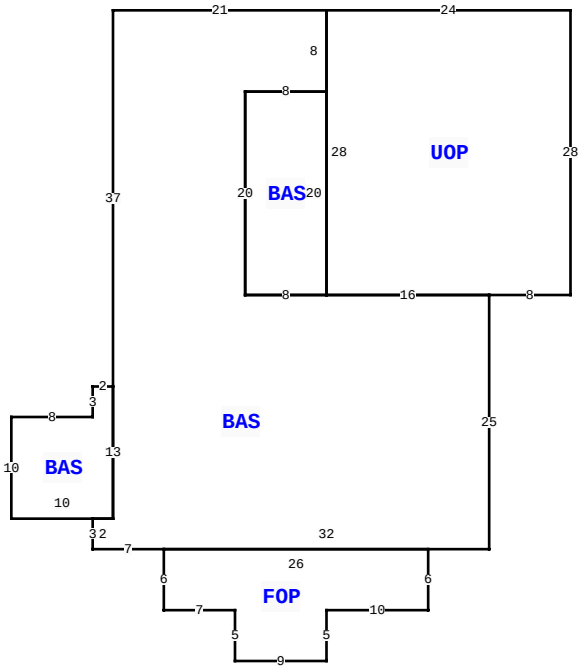
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	8710	STATE TIITF
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	106	100		106	5,222
BAS	160	100		160	7,882
BAS	1,359	100		1,359	66,949
FOP	201	30		60	2,956
UOP	672	20		134	6,601
TOTALS	2,498			1,819	89,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,819	68.9040	75.79	137,862	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr



647 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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,610
TOTAL MARKET OB/XF VALUE		130
TOTAL LAND VALUE - MARKET		990,000
TOTAL MARKET VALUE		1,079,740
SOH/AGL Deduction		383,540
ASSESSED VALUE		696,200
TOTAL EXEMPTION VALUE	05	696,200
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,079,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,081,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE
0937/1718	10/01/2001	WD	Q		I		03	7,538,000
GRANTOR: KIRBY & KIRBY								
GRANTEE: TIITF								
0770/0393	12/18/1992	QC	Q		I		01	0
GRANTOR: KIRBY								
GRANTEE: KIRBY								

BUILDING NOTES

BUILDING DIMENSIONS

UOP= E8 N28 W24 S28 E16$ BAS= W16 BAS= N20 W8 S20 E8$W8 N20 E8 N8 W21 S37 BAS= W2 S3 W8 S10 E10 N13$ S13 W2 S3 E7 FOP= S6 E7 S5 E9 N5 E10 N6W26$ E32 N25$.

LAND DESCRIPTION

TOTAL OB/XF 130

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	8700	C	STATE	0		A-1	0.00	0.00	219.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	985,500							

REVIEW DATE 02/19/2026 BY KS Total Acres: 220.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 11/17/2026 BY SYS