COMM NE COR OF S1/2 OF SW1/4, RU
FOR POB, CONT S 240.50 FT, W 116
LINE OF CO RD, RUN NE 289.07 FT,

MOON CHRISTOPHER M/EVANS SAMANTHA
1023 SW CARPENTER RD
LAKE CITY, FL 32024

2027

17-5S-16-03641-003

BUILDING CHARACTERISTICS

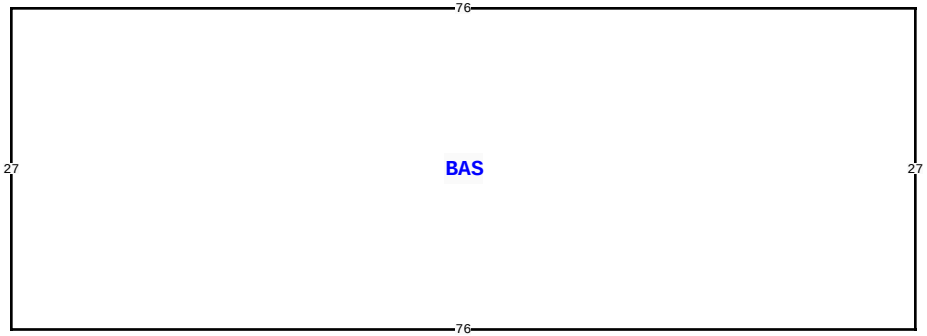
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,052	100		2,052	199,710
TOTALS	2,052			2,052	199,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	115.0000	106.95	219,461	2020	2020	0	0	0	9.00	91.00

2 MANUF 1 100% - 2021 Heated Area: 2052 HX Base Yr 2021



1023 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	3,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,710
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		224,435
SOH/AGL Deduction		85,430
ASSESSED VALUE		139,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,594
TOTAL JUST VALUE		272,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,357

XFOB:1:1: PIEDMONT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39255	M H	0	02/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0069	1/16/2020	WD	Q	I	03	58,000
GRANTOR: MICHAEL D DEES						
GRANTEE: CHRISTOPHER M MOON						
1102/2164	11/17/2006	WD	Q	I		70,000
GRANTOR: ROBERT ALLEN WIGGINS						
GRANTEE: MICHAEL D DEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	100					5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	100					5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 02/19/2026 BY KS Total Acres: 6.00 Total Land Value: 14,225 Market: 50,000 Agricultural: 2,225 Common: 12,000 PRINTED 11/17/2026 BY SYS