

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

2026

17-5S-16-03641-003
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,052	100	
TOTALS	2,052		2,052 201,857

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%	- 2021								
Heated Area: 2052					HX Base Yr 2021							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
1023 SW CARPENTER RD, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/10/2024 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				201,857		
TOTAL MARKET OB/XF VALUE				10,500		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				224,582		
SOH/AGL Deduction				89,561		
ASSESSED VALUE				135,021		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				83,610		
TOTAL JUST VALUE				272,357		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				276,794		
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 N27S.						

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
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2006	2006
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100		

TOTAL OB/XF													10,500											
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	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
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: 12,225					Market: 50,000					Agricultural: 2,225					Common: 10,000				
PRINTED 03/25/2026 BY SYS																								