COMM SW COR OF SW1/4, RUN N 14 F
CARPENTER RD & POB CONT N 1010.6
FT TO W R/W CARPENTER RD, RUN SW

WEST SCOTT/WEST RHONDA
1322 SW CARPENTER RD
LAKE CITY, FL 32024

2027

17-5S-16-03641-005

BUILDING CHARACTERISTICS

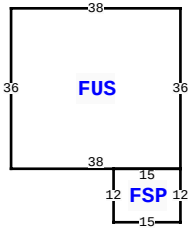
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17516.00	1.00/

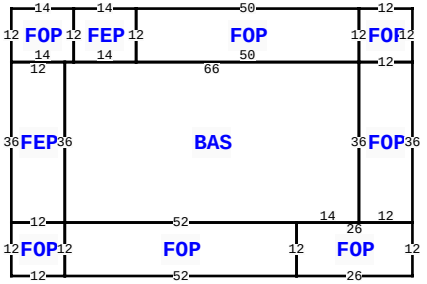
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100		2,376	184,118
FEP	168	80		134	10,384
FEP	432	80		346	26,812
FOP	144	30		43	3,332
FOP	144	30		43	3,332
FOP	168	30		50	3,875
FOP	312	30		94	7,284
FOP	432	30		130	10,074
FOP	600	30		180	13,948
FOP	624	30		187	14,491
TOTALS	6,948			5,023	389,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,023	106.7325	117.41	589,750	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2018 Heated Area: 3744 HX Base Yr 2018





** This building has 12 Sub-Areas

1322 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	389,235
TOTAL MARKET OB/XF VALUE	16,180
TOTAL LAND VALUE - MARKET	211,610
TOTAL MARKET VALUE	435,585
SOH/AGL Deduction	150,760
ASSESSED VALUE	284,825
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	233,414
TOTAL JUST VALUE	617,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	624,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4083	SFR	50,000	09/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0716	12/05/2017	WD	Q	I	01	410,000

GRANTOR: HUGH M KIRBY & BRENDA

GRANTEE: SCOTT & RHONDA WEST

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W12 FOP= W50 FEP= W14 FOP= W14 S12 E14 N12$ S12 E14 N12$ S12 E50 N12$ S12 E12$ FOP= W12 BAS= W66 FEP= W12 S36 E12 N36$S36 FOP= W12 S12 E12 N12$ FOP= S12 E52 N12 W52$ E52 FOP= S12 E26 N12 W26$ E14 N36$ S36 E12 N36$ PTR= N50 FSP= N12 FUS= N36 W38 S36 E38$ W15 S12 E15$ S50$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	20	36	720.00	UT	35.00	35.00	100	1993	1993	3	40	10,080	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0060	CARPORT F	0	100	23	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 16,180

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	100		A-1	0.00	0.00	3.23	AC		1.00	1.00	1.00	7,000.00	7,000.00	22,610							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	280.00	280.00	7,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	189,000							

REVIEW DATE 02/19/2026 BY KS Total Acres: 30.23 Total Land Value: 30,170 Market: 189,000 Agricultural: 7,560 Common: 22,610 PRINTED 11/17/2026 BY SYS