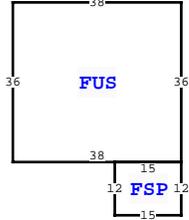




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	51 LOG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	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

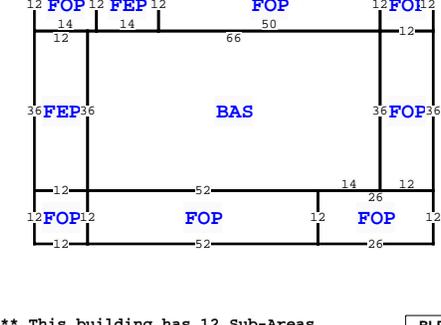
MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,023	106.7325	119.54	600,449	1991	1991	0	0	0	34.00	66.00

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



Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100		2,376	187,458
FEP	168	80		134	10,572
FEP	432	80		346	27,298
FOP	144	30		43	3,392
FOP	144	30		43	3,392
FOP	168	30		50	3,945
FOP	312	30		94	7,416
FOP	432	30		130	10,256
FOP	600	30		180	14,201
FOP	624	30		187	14,754
TOTALS	6,948			5,023	396,296



** This building has 12 Sub-Areas
 1322 SW CARPENTER RD, LAKE CITY

BLD DATE	LGL DATE	05/10/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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

TOTAL OB/XF 16,180

LAND DESCRIPTION		TOTAL OB/XF 16,180																						
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	0100	C	SFR	100		A-1	0.00	0.00	3.23	AC		1.00	1.00	1.00	6,000.00	6,000.00	19,380							
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	6,000.00	6,000.00	162,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		396,296		
TOTAL MARKET OB/XF VALUE		16,180		
TOTAL LAND VALUE - MARKET		181,380		
TOTAL MARKET VALUE		439,416		
SOH/AGL Deduction		162,667		
ASSESSED VALUE		276,749		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		225,338		
TOTAL JUST VALUE		593,856		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		599,861		

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 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\$.	

BUILDING NOTES	