COMM SW COR, RUN E 406.94 FT FOR E 408.06 FT, N 595.04 FT, W 408. 593.67 FT TO POB AND COMM SW COR

TORRES BENITO JR
2294 SW CARPENTER RD
LAKE CITY, FL 32024

2027

18-5S-16-03650-010

BUILDING CHARACTERISTICS

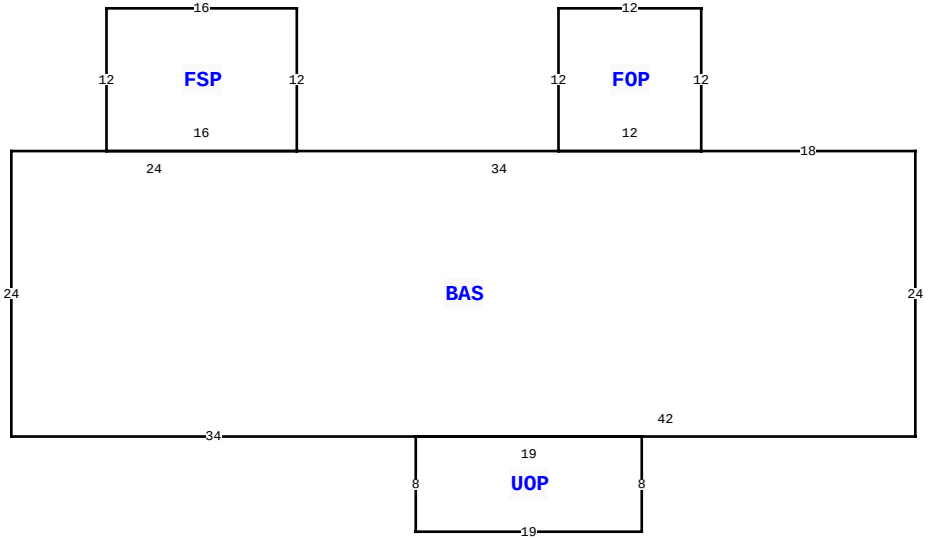
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	110,001
FOP	144	35		50	3,016
FSP	192	40		77	4,644
UOP	152	25		38	2,292
TOTALS	2,312			1,989	119,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,989	117.9000	109.65	218,094	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1824 HX Base Yr 2017



2294 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	7.50	7.50	100	2006	2006	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	100	2006	2006	3	100	2,880	
5	0296	SHED METAL	0	100	12	30	360.00	UT	12.00	12.00	100	2006	2006	3	100	4,320	
6	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2006	2006	3	100	1,440	
7	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2006	2006	3	100	3,456	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,952
TOTAL MARKET OB/XF VALUE		22,096
TOTAL LAND VALUE - MARKET		95,280
TOTAL MARKET VALUE		237,328
SOH/AGL Deduction		113,718
ASSESSED VALUE		123,610
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,199
TOTAL JUST VALUE		237,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21226	M H	147	11/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/2458	4/25/2016	WD	Q	I	01	120,000
GRANTOR: WILLIAM C BROWN & SAN						
GRANTEE: BENITO TORRS JR						
0998/0978	10/23/2003	WD	Q	V		30,000
GRANTOR: BRADLEY E & RICKEY E						
GRANTEE: WILLIAM C BROWN & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N12 W12 S12 E12$ W34 FSP= N12 W16 S12 E16$ W24S24 E34 UOP= S8 E19 N8 W19$ E42 N24$.

LAND DESCRIPTION

TOTAL OB/XF 22,096

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			0.00	0.00	7.94	AC		1.00	1.00	1.00	12,000.00	12,000.00	95,280							

REVIEW DATE 02/03/2026 BY JB Total Acres: 7.94 Total Land Value: 95,280 Market: 0 Agricultural: 0 Common: 95,280 PRINTED 11/17/2026 BY SYS