

COMM AT INTER OF S R/W OF CARPEN
OF ICHETUCKNEE AVE, RUN E ALONG
FOR POB, E 288 FT, S 304 FT, W 2

SMITH STEPHANIE/NEWCOMB ELAINE K
2313 SW CARPENTER RD
LAKE CITY, FL 32024

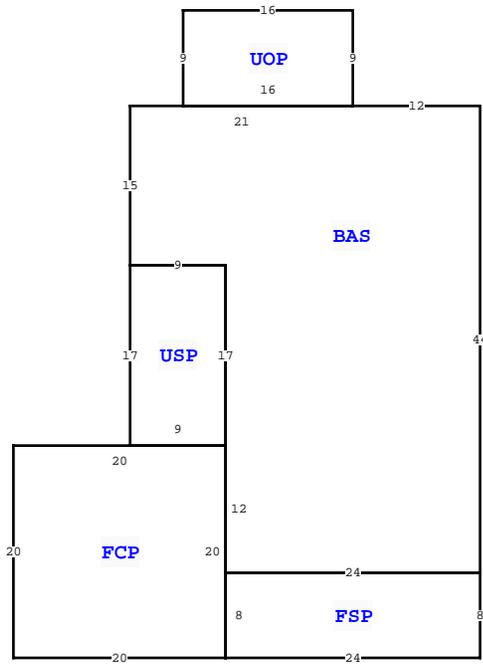
2026

19-5S-16-03653-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,191	100	
FCP	400	25	
FSP	192	40	
UOP	144	20	
USP	153	35	
TOTALS	2,080		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	90.29	131,011	1925	1925	0	0	35.00	65.00
				Heated Area: 1191			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,157
TOTAL MARKET OB/XF VALUE			5,700
TOTAL LAND VALUE - MARKET			32,160
TOTAL MARKET VALUE			123,017
SOH/AGL Deduction			0
ASSESSED VALUE			123,017
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			71,606
TOTAL JUST VALUE			123,017
NCON VALUE			522
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049158	Electrical Servic	0	02/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1609	6/03/2025	WD	U	I	11	100
GRANTOR: NEWCOMB ELAINE						
GRANTEE: SMITH STEPHANIE						
1541/1606	6/03/2025	WD	U	I	11	100
GRANTOR: NEWCOMB ELAINE K						
GRANTEE: NEWCOMB ELAINE K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2006
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025
5	0294	SHED WOOD/	0	100	0	0	UT	200.00	200.00	100	2025

TOTAL OB/XF											
											5,700
2227 SW CARPENTER RD, LAKE CITY											
BLD DATE		LGL DATE		05/06/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W12 W21 S15 E9 S17 S12 E24 N44 \$											
FCP=[ORIG=-24,32] W20 S20 E20 N20 \$											
FSP=[ORIG=-24,44] S8 E24 N8 W24 \$											
USP=[ORIG=-33,15] S17 E9 N17 W9 \$											
UOP=[ORIG=-12,0] N9 W16 S9 E16 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							