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

2027

19-5S-16-03653-000

BUILDING CHARACTERISTICS

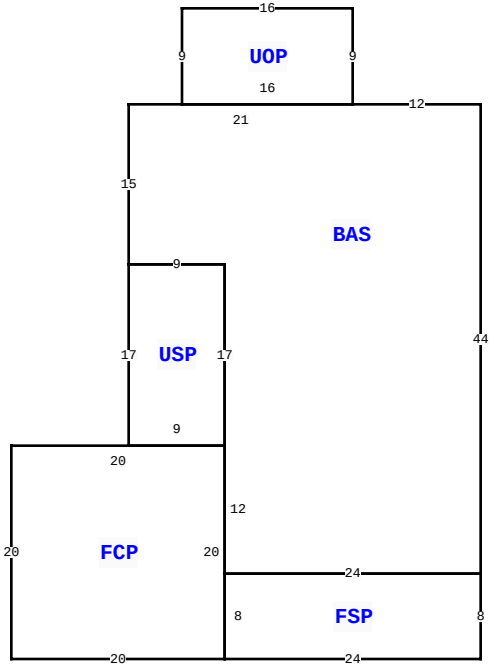
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,191	100		1,191	67,444
FCP	400	25		100	5,663
FSP	192	40		77	4,360
UOP	144	20		29	1,642
USP	153	35		54	3,058
TOTALS	2,080			1,451	82,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	79.2000	87.12	126,411	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1191 HX Base Yr 2026



2227 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,167
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		32,160
TOTAL MARKET VALUE		120,027
SOH/AGL Deduction		0
ASSESSED VALUE		120,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,616
TOTAL JUST VALUE		120,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,518

XFOB:2:1: CHICKEN HOUSE

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						

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 5,700

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	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							

REVIEW DATE 03/24/2026 BY robin Total Acres: 2.01 Total Land Value: 32,160 Market: 0 Agricultural: 0 Common: 32,160 PRINTED 11/17/2026 BY SYS