COMM INTERS S R/W CARPENTER RD & ICHETUCKNEE RD, RUN E ALONG CARP FT FOR POB, CONT E 315 FT, S 276

NEWCOMB BILL/NEWCOMB ELAINE
2313 SW CARPENTER RD
LAKE CITY, FL 32024

2027

19-5S-16-03653-004

BUILDING CHARACTERISTICS

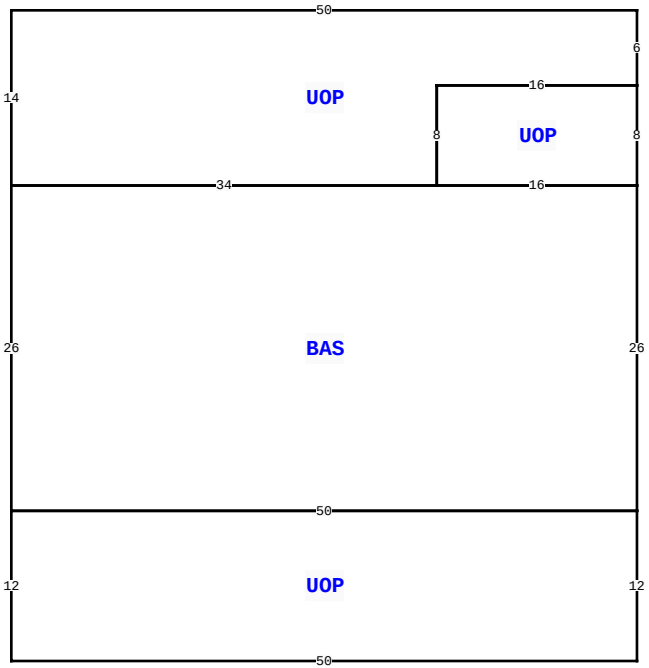
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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	19516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	33,353
UOP	128	25		32	821
UOP	572	25		143	3,669
UOP	600	25		150	3,848
TOTALS	2,600			1,625	41,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,625	106.9000	64.14	104,228	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2007 Heated Area: 1300 HX Base Yr 2007



2313 SW CARPENTER RD, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE: 05/06/2026 MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,691
TOTAL MARKET OB/XF VALUE		16,150
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		89,841
SOH/AGL Deduction		39,291
ASSESSED VALUE		50,550
TOTAL EXEMPTION VALUE	HX HB	25,550
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		89,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053592	Generator		07/15/2025
24103	M H	420	02/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S26 UOP= S12 E50 N12 W50$ E50 N26 UOP= N8 W16 S8 E16$ W16$ UOP= N8 E16 N6 W50 S14 E34$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 16,150

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS