

S1/2 OF LOT 28 PINE NEEDLES ESTA
340-635, 697-170,291, 934-868, T

LOUIS-JACQUES CARMEL
4096 EDGEBROOK DR, UT #2
JOINT BASE ANDREWS, MD 20762

2026

20-3S-17-05270-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
																		VALUATION BY					STANDARD													
																	Tax Group: 2					Tax Dist:														
																	BUILDING MARKET VALUE					0														
																	TOTAL MARKET OB/XF VALUE					0														
																	TOTAL LAND VALUE - MARKET					7,500														
																	TOTAL MARKET VALUE					7,500														
																	SOH/AGL Deduction					0														
																	ASSESSED VALUE					7,500														
																	TOTAL EXEMPTION VALUE					0														
																	BASE TAXABLE VALUE					7,500														
																	TOTAL JUST VALUE					7,500														
																	NCON VALUE					0														
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE					7,500														
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																	SALES DATA																			
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE										
																	1479/1013		11/02/2022		QC	U	V	V	11	7,500										
																	GRANTOR: 5T WEALTH PARTNERS LP																			
																	GRANTEE: LOUIS-JACQUES CARMEL																			
																	1400/2692		12/10/2019		TD	U	V	V	18	4,700										
																	GRANTOR: CLERK OF COURT																			
																	GRANTEE: 5T WEALTH PARTNERS																			
																	BUILDING NOTES																			
																	BUILDING DIMENSIONS																			
TOTALS						159 NE HOWARD ST, LAKE CITY																														
EXTRA FEATURES																																				
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																				
																	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
																	TOTAL OB/XF										0									
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	0000	C	VAC RES	0			0.00	0.00	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500																			
REVIEW DATE 08/31/2015 BY DF Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/08/2026 BY SYS																																				