COMM SW COR OF SEC RUN E
2066.57 FT FOR POB, N'LY
748.32 FT, SE APPROX 460 FT, S

CARPENTER WESLEY M/CARPENTER NADINE R
P O BOX 882
HIGH SPRINGS, FL 32655-0882

2027

22-6S-17-09720-001

BUILDING CHARACTERISTICS

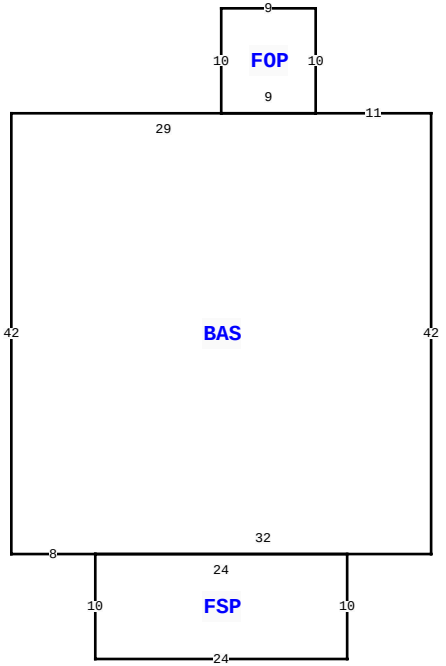
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	67,136
FOP	90	30		27	1,079
FSP	240	40		96	3,836
TOTALS	2,010			1,803	72,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	55.8900	61.48	110,848	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1680 HX Base Yr



152 SE SIDNEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0021	BARN,FR AE	0	100	22	48	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0021	BARN,FR AE	0	100	22	48	1.00	UT	0.00	0.00	100	0	0	3	100	350	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,051
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		154,350
TOTAL MARKET VALUE		103,660
SOH/AGL Deduction		59,063
ASSESSED VALUE		44,597
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,597
TOTAL JUST VALUE		227,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,914

SALE:1:1: 2 PARCELS / 1 DEED 12.02 AC PLUS IMPROVE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/1080	2/11/2002	WD	Q	I	01	100
GRANTOR: MARJORIE BROWN TRUST						
GRANTEE: CARPENTER'S						
0663/0721	10/01/1988	WD	U	I	09	90,100
GRANTOR: ROGERS EVERETT						
GRANTEE: CARPENTER WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N10 W9 S10 E9$W29 S42 E8 FSP= S10 E24 N10 W24$ E32 N42$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.15	AC		1.00	1.00	1.00	281.00	281.00	2,009							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.15	AC		1.00	1.00	1.00	9,000.00	9,000.00	127,350							

REVIEW DATE 10/26/2017 BY BC Total Acres: 15.15 Total Land Value: 30,409 Market: 127,350 Agricultural: 3,409 Common: 27,000 PRINTED 11/17/2026 BY SYS