LOT 13 LAKE JEFFERY PHASE 1

783-131, 940-2745, WD 1051-1230.

CARWILE CONRAD WAYNE/CARWILE LORI K
206 NW AUBURN PL
LAKE CITY, FL 32055

2027

23-3S-16-02272-014

BUILDING CHARACTERISTICS

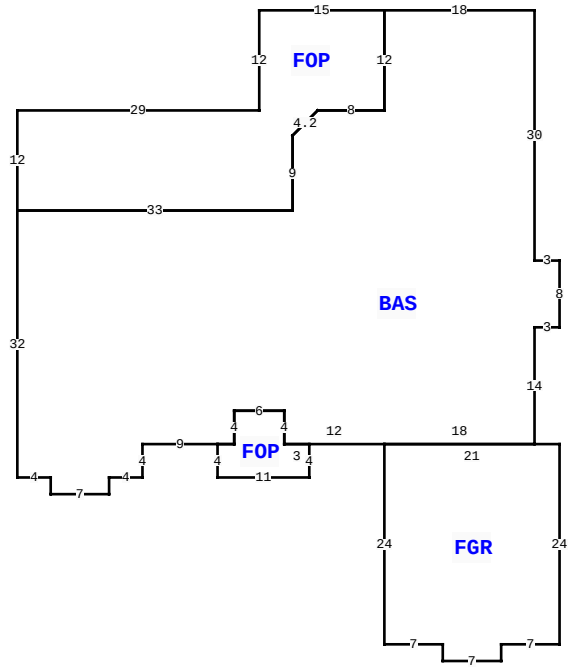
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100		2,370	280,219
FGR	518	55		285	33,697
FOP	68	30		20	2,365
FOP	581	30		174	20,573
TOTALS	3,537			2,849	336,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,849	131.0848	144.19	410,797	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 2370 HX Base Yr 2009



206 NW AUBURN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		336,854
TOTAL MARKET OB/XF VALUE		9,846
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		374,700
SOH/AGL Deduction		99,564
ASSESSED VALUE		275,136
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,725
TOTAL JUST VALUE		374,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049981	Roof Replacement	25,000	05/29/2024
24858	SFR	576	08/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0257	6/13/2008	WD	Q	I		290,000
GRANTOR: DARRYL F ALLEN						
GRANTEE: CONRAD W & LORI K C						
1090/2458	7/24/2006	WD	Q	V		74,000
GRANTOR: CARRIE CRAWFORD						
GRANTEE: DARRYL F ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W15 S12 W29 S12 E33 N9 R3 U3 E8 N12$ S12 W8 D3 L3 S9 W33 S32 E4 S2 E7 N2 E4 N4 E9 FOP= S4 E11 N4 W3 N4 W6 S4 W2$ E2 N4 E6 S4 E12 FGR= S24 E7 S2 E7 N2 E7 N24 W21$ E18 N14 E3 N8 W3 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1,980.00	UT	3.00	3.00	100	2007	2007	3	100	5,940	
2	0169	FENCE/WOOD	0	100	0	0	156.00	UT	13.50	13.50	100	2009	2009	3	100	2,106	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,846

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		RSF-	2200.00	315.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 06/17/2024 BY JS Total Acres: 1.45 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS