

BEG SE COR, RUN W 273.58 FT CO
EAST R/W OF A 60 FT EASEMENT, S
CURVE 297.63 FT, E 386.30 FT, N

CARVALHO JONATHAN M/CARVALHO RHIANNON E
2502 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

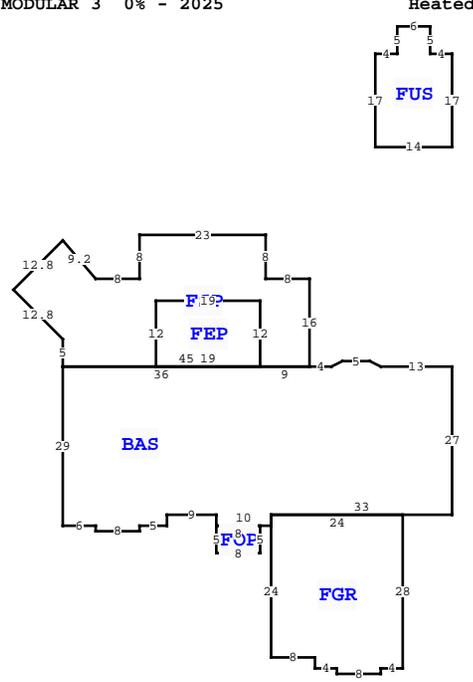
2026

23-3S-16-02272-052



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	09	09	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,990	100	
FEP	228	80	
FGR	664	55	
FOP	40	30	
FSP	1,006	40	
FUS	268	100	
TOTALS	4,196		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	3	0%	- 2025								Heated Area: 2258 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	336,848			
TOTAL MARKET OB/XF VALUE	14,404			
TOTAL LAND VALUE - MARKET	46,400			
TOTAL MARKET VALUE	397,652			
SOH/AGL Deduction	0			
ASSESSED VALUE	397,652			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	397,652			
TOTAL JUST VALUE	397,652			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	403,129			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041578	Roof Replacement	17,031	03/23/2021
22372	POOL ENCL	90	10/06/2004
17525	SFR	130	10/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/71	11/11/2024	WD	Q	I	01	550,000

GRANTOR: SWANSON BARBARA
GRANTEE: CARVALHO JONATHAN M
0960/0087 8/12/2002 WD Q I 03 290,000
GRANTOR: GEORGE & KIMBERLY ARC
GRANTEE: ROBERT & BARBARA SW

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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	2,912.00	UT	1.50	1.50	100	2000	2000	3	100	4,368	
3	0220	JACUZZI	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
4	0020	BARN, FR	0	0	24	960.00	UT	11.00	11.00	60	2009	2009	3	60	6,336	

TOTAL OB/XF														14,404										
LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	4.64	AC		1.00	1.00	1.00	10,000.00	10,000.00	46,400							

REVIEW DATE 12/16/2024 BY ME																								
Total Acres: 4.64					Total Land Value: 46,400					Market: 0					Agricultural: 0					Common: 46,400				