

COMM NE COR OF NE1/4 OF NW1/4, R
N 57 DG E 85.64 FT FOR POB, CONT
238.38 FT, S 18 DG E 298.26 FT,

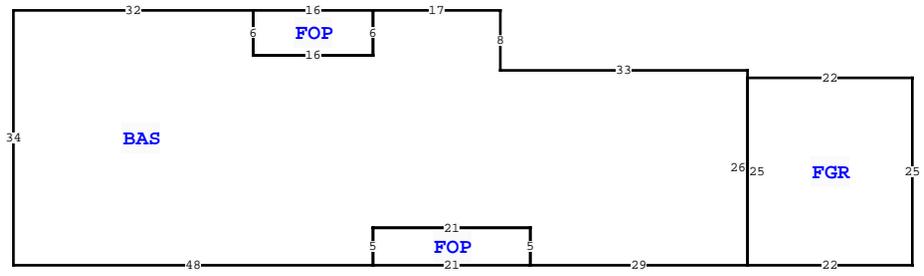
GARBETT JENNIFER MARIE BROWN/GARBETT MATTHUGH OWEN
559 NW CAREFREE CT
LAKE CITY, FL 32055

2026

24-3S-15-00188-003
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ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,230	104.1295	118.71	383,433	1976	1976	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 2867 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		249,231	
TOTAL MARKET OB/XF VALUE		5,750	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		280,981	
SOH/AGL Deduction		127,524	
ASSESSED VALUE		153,457	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		102,046	
TOTAL JUST VALUE		280,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050895	Electrical Servic	0	09/23/2024
000046217	Roof Replacement	28,200	01/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1768	2/13/2023	QC	U	I	11	100
GRANTOR: BROWN JAMES M III						
GRANTEE: GARBETT JENNIFER MA						
1482/881	12/15/2022	WD	U	I	11	100
GRANTOR: GARBETT JENIFER MARIE						
GRANTEE: GARBETT JENIFER MAR						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,867	100		2,867	221,222
FGR	550	55		302	23,303
FOP	96	30		29	2,238
FOP	105	30		32	2,469
TOTALS	3,618			3,230	249,231

559 NW CAREFREE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

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	0261	PRCH, UOP	0	100	6	12	1.00	UT	0.00	100	0	0	3	100	200	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	1,150	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
4	0060	CARPOT F	0	100	0	0	1.00	UT	2,400.00	100	2023	2022		100	2,400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 N8 W17 FOP= W16 S6 E16 N6\$ S6 W16 N6 W32 S34 E48	
FOP= E21 N5 W21 S5\$ N5 E21 S5 E29 FGR= E22 N25 W22 S25\$ N26\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.30	AC		1.00	1.00	1.00	20,000.00	20,000.00	26,000							