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

2027

24-3S-15-00188-003

BUILDING CHARACTERISTICS

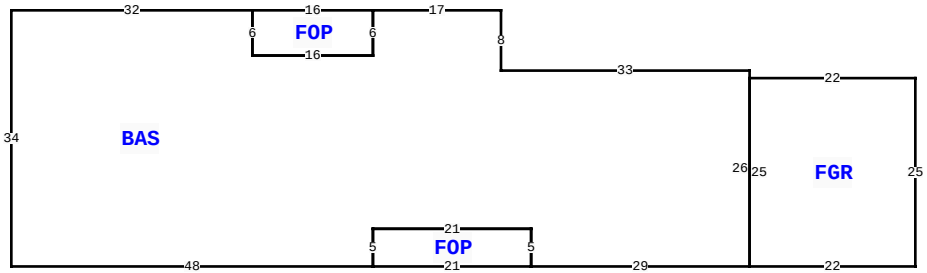
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	24315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,867	100		2,867	213,451
FGR	550	55		302	22,484
FOP	96	30		29	2,159
FOP	105	30		32	2,382
TOTALS	3,618			3,230	240,477

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	114.54	369,964	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2867 HX Base Yr 2014



559 NW CAREFREE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0261	PRCH, UOP	0	100	6	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2023	2022		100	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,477
TOTAL MARKET OB/XF VALUE	5,750
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	272,227
SOH/AGL Deduction	114,166
ASSESSED VALUE	158,061
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,650
TOTAL JUST VALUE	272,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,615

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						

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 5,750

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	1.30	AC		1.00	1.00	1.00	20,000.00	20,000.00	26,000							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 1.30 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS