

PARCEL B SHIRLEY GOROSPE TRACT (COMM NE COR OF SEC, W 869.42 FT, R/W OF SW CARPENTER RD, E 332 FT

PUIG LEIGHANN/LOMINACK MICHAEL 2485 SW CARPENTER RD LAKE CITY, FL 32024

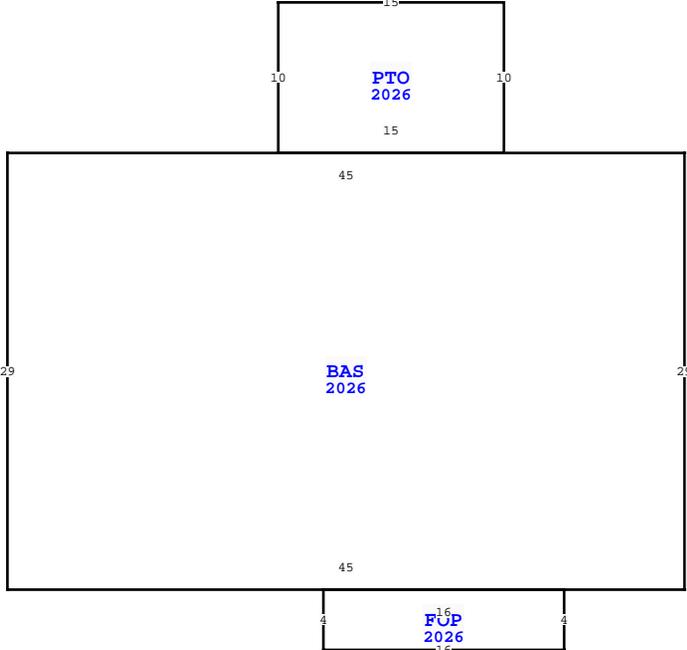
2026

24-5S-15-00469-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,305	100	2026
FOP	64	30	2026
PTO	150	5	2026
TOTALS	1,519		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	116.48	155,151	2025	2025	0	0	0.00	100.00
			Heated Area: 1305			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			155,151
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			183,151
SOH/AGL Deduction			0
ASSESSED VALUE			183,151
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,740
TOTAL JUST VALUE			183,151
NCON VALUE			155,151
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052299	New Residential C	260,000	02/12/2025
000051376	Right-of-Way Acce		11/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/860	12/10/2024	QC	U	V	11	100
GRANTOR: PUIG LEIGHANN						
GRANTEE: PUIG LEIGHANN						
1524/1430	9/23/2024	WD	U	V	11	100
GRANTOR: BASKY JEFF ALAN						
GRANTEE: PUIG LEIGHANN						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2026;ORIG=16,10] E45 S29 W45 N29 \$														
PTO=[YR=2026;ORIG=34,0] E15 S10 W15 N10 \$														
FOP=[YR=2026;ORIG=37,39] E16 S4 W16 N4 \$														

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							