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

2027

24-5S-15-00469-110

BUILDING CHARACTERISTICS

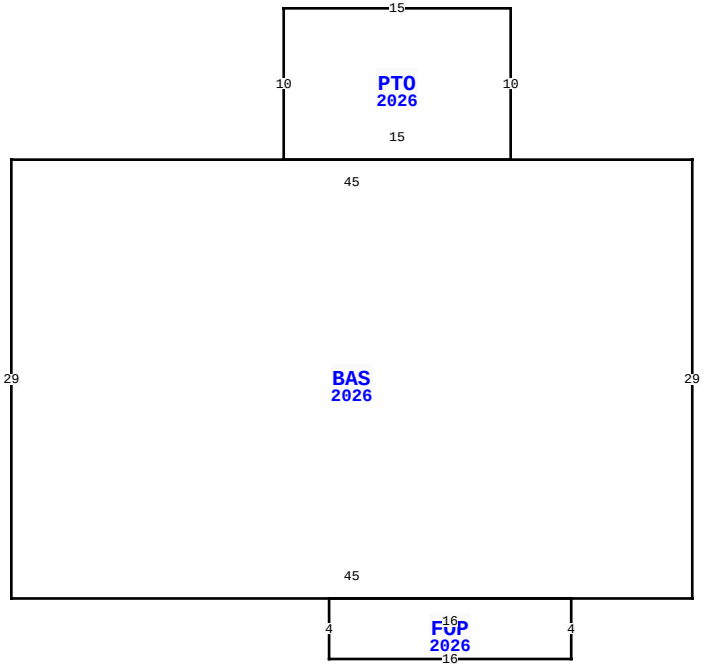
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	2026	1,305	149,292
FOP	64	30	2026	19	2,174
PTO	150	5	2026	8	915
TOTALS	1,519			1,332	152,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	104.0000	114.40	152,381	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1305 HX Base Yr 2026



2485 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		152,381
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		185,181
SOH/AGL Deduction		0
ASSESSED VALUE		185,181
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,770
TOTAL JUST VALUE		185,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,951

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: BARSKY JEFF ALAN						
GRANTEE: PUIG LEIGHANN						

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 800

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS