LOT 3 BLOCK 14 CAROLYN HEIGHTS S

362-44, 440-91, DC 1003-1043, DC

ALLEN BRIAN
1862 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

28-3S-17-05808-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

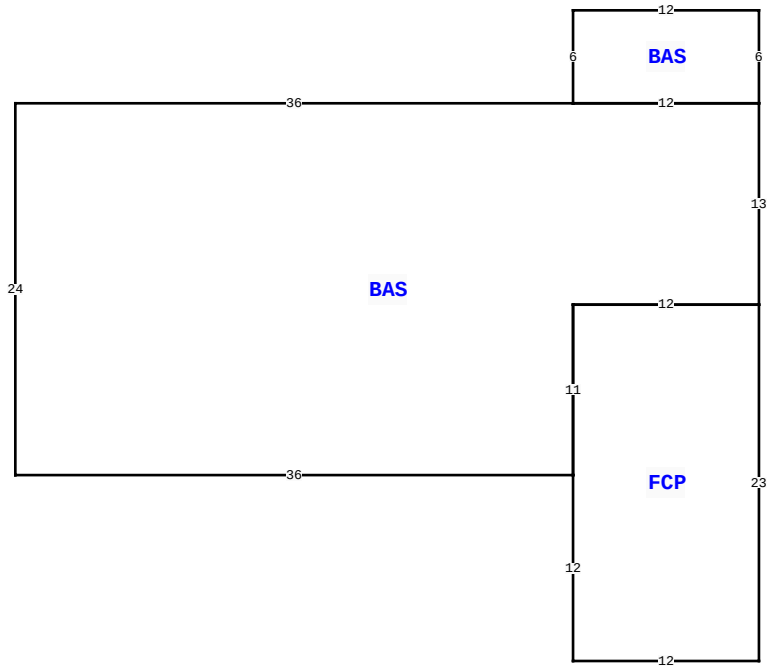
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	4,389
BAS	1,020	100		1,020	62,181
FCP	276	25		69	4,206
TOTALS	1,368			1,161	70,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	98.9604	110.84	128,685	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1092 HX Base Yr



144 NE LABELLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	70,777
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	4,200
TOTAL MARKET VALUE	75,327
SOH/AGL Deduction	0
ASSESSED VALUE	75,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,327
TOTAL JUST VALUE	75,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/0264	3/09/2019	QC	U	I	11	100
GRANTOR: MARION CARLENE ANDERS						
GRANTEE: BRIAN ALLEN						
1190/1549	3/11/2010	PB	U	I	11	0
GRANTOR: WALTER R ANDERSON JR						
GRANTEE: MARION CARLENE ANDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 FCP= S12 E12 N23 W12 S11$ N11 E12 N13 BAS= N6 W12 S6 E12$ W12 $.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	8,400.00	4,200.00	4,200							

REVIEW DATE 09/18/2015 BY DF Total Acres: 0.26 Total Land Value: 4,200 Market: 0 Agricultural: 0 Common: 4,200 PRINTED 03/24/2026 BY SYS