COMM NW COR OF SW1/4, RUN S 331.
E 279.39 FT FOR POB, CONT E 280.
S 405.64 FT TO N R/W S A L RR, W

CARTER GARRETHON E SR/CARTER PATRICIA
257 NW BO CT
LAKE CITY, FL 32055

**2027**

**30-3S-17-05869-008**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

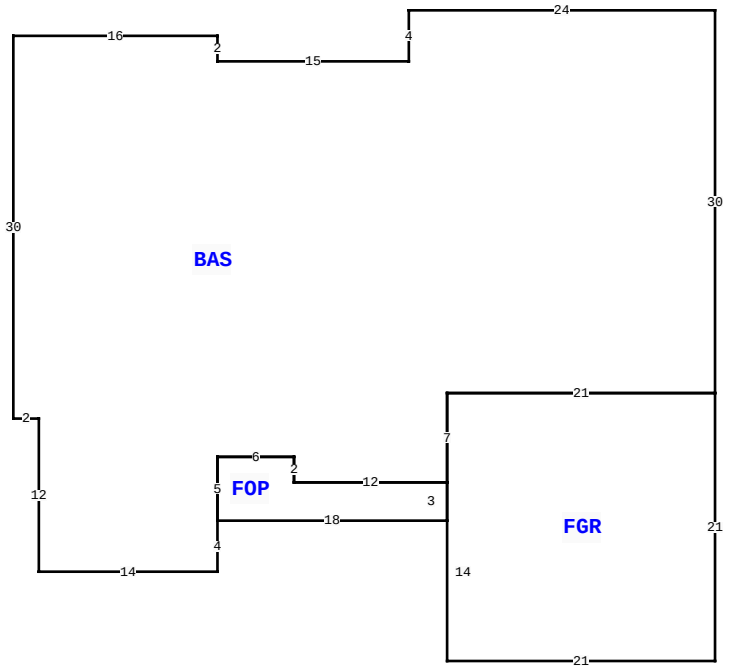
NEIGHBORHOOD/LOC 30317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,872 | 100 | | 1,872 | 223,650 |
| FGR | 441 | 55 | | 243 | 29,032 |
| FOP | 66 | 30 | | 20 | 2,389 |
| TOTALS | 2,379 | | | 2,135 | 255,071 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,135 | 126.2940 | 138.92 | 296,594 | 2011 | 2011 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 1872 HX Base Yr 2012




257 NW BO CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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 | 12 | 18 | 216.00 | UT | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 100 | 2,160 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 597.00 | UT | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 100 | 1,194 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 255,071 |
| TOTAL MARKET OB/XF VALUE | | 3,354 |
| TOTAL LAND VALUE - MARKET | | 14,820 |
| TOTAL MARKET VALUE | | 273,245 |
| SOH/AGL Deduction | | 70,671 |
| ASSESSED VALUE | | 202,574 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 151,163 |
| TOTAL JUST VALUE | | 273,245 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,891 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29398 | SFR | 694 | 05/13/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S4 W15 N2 W16 S30 E2 S12 E14 N4 FOP= E18 N3 W12 N2 W6 S5$ N5 E6 S2 E12 FGR= S14 E21 N21 W21 S7$ N7 E21 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 3,354

| 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 | 2.47 | AC | | 1.00 | 1.00 | 0.75 | 8,000.00 | 6,000.00 | 14,820 | | | | | | | |

REVIEW DATE 11/16/2015 BY DF Total Acres: 2.47 Total Land Value: 14,820 Market: 0 Agricultural: 0 Common: 14,820 PRINTED 11/17/2026 BY SYS