COMM NW COR THENCE S 787.82 FT T
FT, E 1319.28 FT, N 428.54 FT,
N 107.53 FT, W 302.73 FT TO POB

CARTER QUINTON/CARTER ANN
319 NW QUEEN RD
LAKE CITY, FL 32055

2027

33-2S-16-01817-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

365 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0030	BARN,MT	0	0	20	25	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,500
TOTAL LAND VALUE - MARKET	82,680
TOTAL MARKET VALUE	20,731
SOH/AGL Deduction	0
ASSESSED VALUE	20,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,731
TOTAL JUST VALUE	98,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047084	Mobile Home		04/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2148	7/26/2021	WD	U	V	11	100
GRANTOR: CARTER JEROME						
GRANTEE: CARTER QUINTIN						
1401/1917	12/20/2019	WD	U	V	30	100
GRANTOR: QUINTIN & ANN CARTER						
GRANTEE: QUINTIN & ANN CARTE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	6200	A	PASTURE 3	0		00	0.00	0.00	13.54	AC		1.00	1.00	1.00	280.00	280.00	3,791							
2	0200	C	MBL HM	0					0.24	AC		1.00	1.00	1.00	6,000.00	6,000.00	1,440							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	13.54	AC		1.00	1.00	1.00	6,000.00	6,000.00	81,240							

REVIEW DATE 06/16/2023 BY randall Total Acres: 13.78 Total Land Value: 5,231 Market: 81,240 Agricultural: 3,791 Common: 1,440 PRINTED 11/17/2026 BY SYS