

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

2026

33-2S-16-01817-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2024
TOTALS	840		23,990

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MOBILE HME	0%	- 2024		59,976	1988	1988	0	0	60.00	40.00	Heated Area: 840 HX Base Yr													
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/12/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/12/2026		MLU
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			05/12/2026		MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	23,990		
TOTAL MARKET OB/XF VALUE	15,500		
TOTAL LAND VALUE - MARKET	82,680		
TOTAL MARKET VALUE	44,721		
SOH/AGL Deduction	2,134		
ASSESSED VALUE	42,587		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	42,587		
TOTAL JUST VALUE	122,170		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	115,280		
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						

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022	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	

TOTAL OB/XF													
15,500													
365 NW PARNELL AVE, LAKE CITY													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=20,9] E60 S14 W60 N14 \$													

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	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							