THAT PART OF SW1/4 OF SE1/4 AS L
BEING 1.5 AC & NW1/4 OF SE1/4, E
SIDE & EX THAT PART OF THE E 22.

HALL DONALD D
318 NW CARRIE CT
LAKE CITY, FL 32055

**2027**

**33-2S-16-01822-001**

## BUILDING CHARACTERISTICS

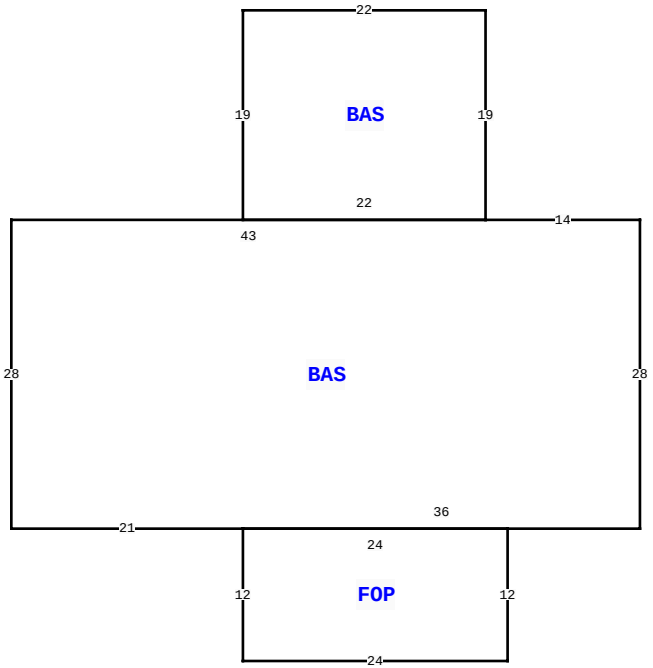
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 418 | 100 | | 418 | 30,585 |
| BAS | 1,596 | 100 | | 1,596 | 116,780 |
| FOP | 288 | 30 | | 86 | 6,293 |
| TOTALS | 2,302 | | | 2,100 | 153,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,100 | 102.3350 | 112.57 | 236,397 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2014 HX Base Yr




146 NW CARRIE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | 07/11/2022 SPF |

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 300 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 8 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 100 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 250 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 24 | 288.00 | UT | 14.00 | 14.00 | 100 | 2008 | 2008 | 3 | 100 | 4,032 | |
| 6 | 9947 | Septic | 0 | 100 | 0 | 0 | 2.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 6,000 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 24 | 240.00 | UT | 5.00 | 5.00 | 100 | 2008 | 2008 | 3 | 100 | 1,200 | |
| 8 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 9 | 0166 | CONC,PAVMT | 0 | 100 | 12 | 24 | 288.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 864 | |
| 10 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 209,464 |
| TOTAL MARKET OB/XF VALUE | | 42,946 |
| TOTAL LAND VALUE - MARKET | | 167,800 |
| TOTAL MARKET VALUE | | 280,687 |
| SOH/AGL Deduction | | 68,720 |
| ASSESSED VALUE | | 211,967 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 160,556 |
| TOTAL JUST VALUE | | 420,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 423,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40062 | ELECTRICAL | 0 | 06/29/2020 |
| 39957 | ELECTRICAL | 0 | 06/16/2020 |
| 30353 | M H | 371 | 08/07/2012 |
| 14372 | M H | 125 | 08/07/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/52 | 12/13/2021 | LE | U | I | 14 | 100 |

GRANTOR: HALL DONALD D (ENH LE

GRANTEE: HALL LARRY F (RMDR)

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 BAS= N19 W22 S19 E22$ W43 S28 E21 FOP= S12 E24N12 W24$ E36 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 21,946

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 3 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 4 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 5 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 29.56 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 8,277 | | | | | | | |
| 6 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 29.56 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 147,800 | | | | | | | |

REVIEW DATE 07/20/2020 BY BC Total Acres: 33.56 Total Land Value: 28,277 Market: 147,800 Agricultural: 8,277 Common: 20,000 PRINTED 11/17/2026 BY SYS

THAT PART OF SW1/4 OF SE1/4 AS L
BEING 1.5 AC & NW1/4 OF SE1/4, E
SIDE & EX THAT PART OF THE E 22.

HALL DONALD D
318 NW CARRIE CT
LAKE CITY, FL 32055

**2027**

**33-2S-16-01822-001**

## BUILDING CHARACTERISTICS

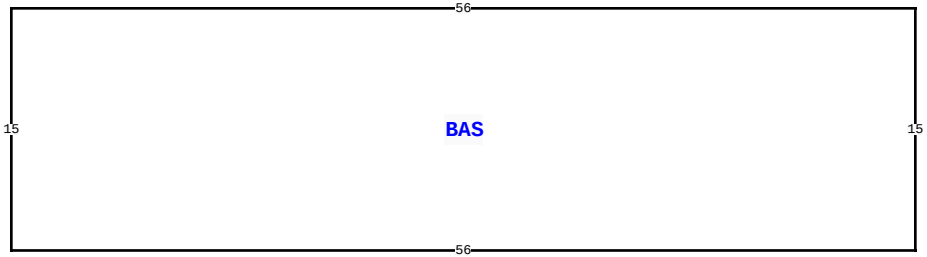
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 840 | 100 | | 840 | 55,806 |
| TOTALS | 840 | | | 840 | 55,806 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 840 | 109.9000 | 102.21 | 85,856 | 2010 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

2 MANUF 1 0% - 0 Heated Area: 840 HX Base Yr




146 NW CARRIE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | 07/11/2022 SPF |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0040 | BARN,POLE | 0 | 100 | 40 | 30 | 1,200.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 3,600 | |
| 12 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 500 | |
| 13 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 14 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 15 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 16 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 17 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 18 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 19 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 400 | |
| 20 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 600 | |

TOTAL OB/XF 21,000

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 209,464 |
| TOTAL MARKET OB/XF VALUE | | 42,946 |
| TOTAL LAND VALUE - MARKET | | 167,800 |
| TOTAL MARKET VALUE | | 280,687 |
| SOH/AGL Deduction | | 68,720 |
| ASSESSED VALUE | | 211,967 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 160,556 |
| TOTAL JUST VALUE | | 420,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 423,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/52 | 12/13/2021 | LE | U | I | 14 | 100 |

GRANTOR: HALL DONALD D (ENH LE

GRANTEE: HALL LARRY F (RMDR)

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S15 E56 N15$.

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 07/20/2020 BY BC Total Acres: 33.56 Total Land Value: 28,277 Market: 147,800 Agricultural: 8,277 Common: 20,000 PRINTED 11/17/2026 BY SYS