

COMM NW COR OF SE1/4 OF SE1/4, R  
 POB, CONT S 40.55 FT, E 347.74 F  
 W 129.74 FT, S 69.74 FT, W 8 FT,

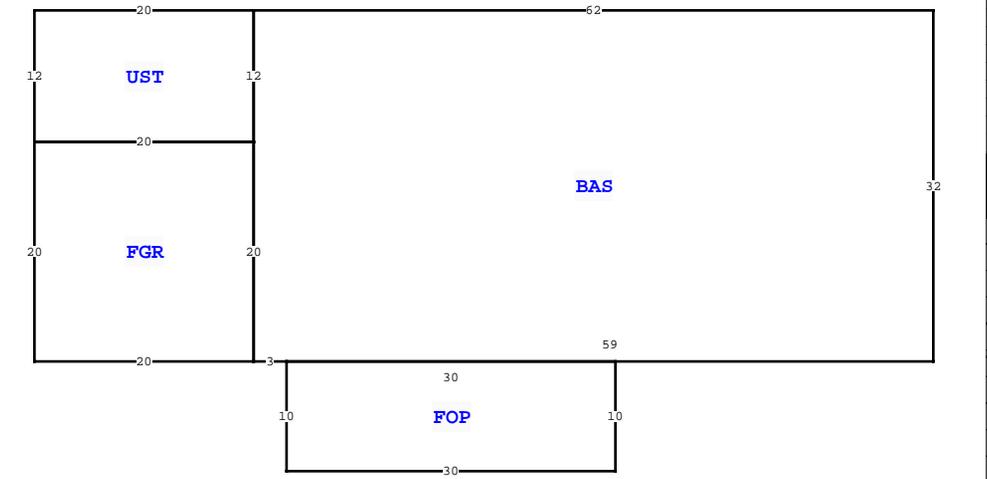
CARTER QUINTIN/CARTER ANN  
 319 NW QUEEN RD  
 LAKE CITY, FL 32055

**2026**

33-2S-16-01831-006  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 50
Interior Wall	05 DRYWALL 50
Interior Floo	06 VINYL ASB 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,402	100.8800	112.99	271,402	1988	1988	0	0	35.00	65.00	



Quality					
DOR CODE	05 05				
MAP NUM	0100 SINGLE FAMILY				
NEIGHBORHOOD/LOC	33216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	145,712
FGR	400	55		220	16,158
FOP	300	30		90	6,610
UST	240	45		108	7,932
TOTALS	2,924			2,402	176,411

319 NW QUEEN RD, LAKE CITY

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	38	22	836.00	UT	2.50	2.50	50	1993	1993	3	50	1,045	
3	0166	CONC, PAVMT	0	100	30	12	360.00	UT	3.00	3.00	100	2008	2008	3	100	1,080	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

TOTAL OB/XF												
4,025												

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,435							

BUILDING NOTES												
BUILDING DIMENSIONS												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	176,411		
TOTAL MARKET OB/XF VALUE	4,025		
TOTAL LAND VALUE - MARKET	9,435		
TOTAL MARKET VALUE	189,871		
SOH/AGL Deduction	75,625		
ASSESSED VALUE	114,246		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	62,835		
TOTAL JUST VALUE	189,871		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	189,871		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054730	Generator		12/29/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/1917	12/20/2019	WD	U	I	30	100
GRANTOR: QUINTIN & ANN CARTER						
GRANTEE: QUINTIN & ANN CARTE						
0576/0524	6/01/1985	WD	Q	V	01	1,000
GRANTOR:						
GRANTEE:						