(AKA PART OF LOT 6 MAGNOLIA ACRE AS): COMM NE COR OF SEC, RUN S 7 1275.14 FT FOR POB, CONT W 636.5

CARTER KEITH T/CARTER WANDA A
239 SW IRIS CT
LAKE CITY, FL 32024

2027

36-4S-15-00414-206

BUILDING CHARACTERISTICS

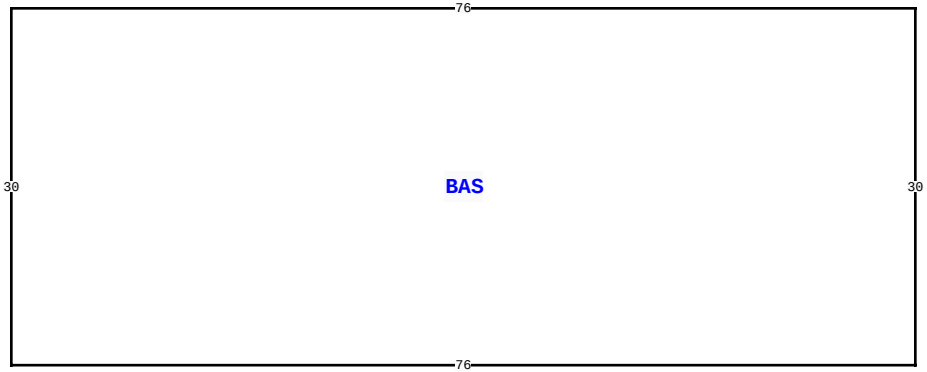
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	140,082
TOTALS	2,280			2,280	140,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2010 Heated Area: 2280 HX Base Yr 2010



239 SW IRIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,082
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		99,110
TOTAL MARKET VALUE		250,892
SOH/AGL Deduction		123,459
ASSESSED VALUE		127,433
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		71,022
TOTAL JUST VALUE		250,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,400

SALE:1:1: LOT 6 SALE INCL W,S,E

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047666	Roof Replacement	25,000	07/13/2023
27680	M H	537	03/11/2009
22581	M H	250	12/09/2004
16801	REMODEL	50	03/27/2000
16418	M H	125	01/07/2000
14983	M H	125	01/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/0333	3/10/2009	WD	Q	V	01	66,000
GRANTOR: JAMES T & SUSAN E CAR						
GRANTEE: KEITH T & WANDA A C						
1169/0328	3/10/2009	WD	U	V	11	100
GRANTOR: DEAS-BULLARD PROP						
GRANTEE: JAMES T CARTER & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 07/05/2016 BY DF Total Acres: 9.01 Total Land Value: 99,110 Market: 0 Agricultural: 0 Common: 99,110 PRINTED 11/16/2026 BY SYS