

(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

2026

36-4S-15-00414-206



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		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
BAS	2,280	100	
TOTALS	2,280		2,280

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2010		244,120	2008	2008	0	0	42.00	58.00	
Heated Area: 2280 HX Base Yr 2010												
239 SW IRIS CT, LAKE CITY												
BLD DATE		LGL DATE								05/06/2026	MLU	
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,590
TOTAL MARKET OB/XF VALUE			11,700
TOTAL LAND VALUE - MARKET			99,110
TOTAL MARKET VALUE			252,400
SOH/AGL Deduction			128,679
ASSESSED VALUE			123,721
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			67,310
TOTAL JUST VALUE			252,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,208

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						

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	0060	CARPOT F	0	100	0	0	1.00	UT	0.00	100	2000	2000	3	100	1,500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	1,600	
TOTALS													11,700			

BUILDING NOTES			
BAS= W76 S30 E76 N30\$.			

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	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							