

(PART OF LOT 6 MAGNOLIA ACRES S/
COR OF SEC, S 728.67 FT, W 1911.
FT, E 183.05 FT FOR POB, CONT E

CARTER KEITH
239 SW IRIS CT
LAKE CITY, FL 32024

2026

36-4S-15-00414-207



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 10,100 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 28,100 SOH/AGL Deduction 1,590 ASSESSED VALUE 26,510 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,510 TOTAL JUST VALUE 28,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,100																							
																				PERMIT NUM 14428 DESCRIPTION M H AMT 125 ISSUED 08/21/1998																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1515/86</td> <td>5/21/2024</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: CARTER JAMES T GRANTEE: CARTER KEITH 0808/0757 6/14/1995 CD Q V 29,000 GRANTOR: DEAS-BULLARD PROP GRANTEE: JAMES T CARTER & SU										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1515/86	5/21/2024	WD	U	I	11	0
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1515/86	5/21/2024	WD	U	I	11	0																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
EXTRA FEATURES 315 SW IRIS CT, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 MLU																							
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100																											
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100																											
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000																											
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200																											
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400																											
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300																											
TOTALS																																											
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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000																										
REVIEW DATE 07/05/2016 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/19/2026 BY SYS																																											