W1/2 OF N 10 AC OF SW1/4 OF NE1/
COMM NE COR OF SW1/4 OF NE1/4, W
COR OF W1/2 OF N1/2 OF N1/2 OF S

KENNEY TRAVIS H/KENNEY NICOLE A
381 SW CARPENTER RD
LAKE CITY, FL 32024

2024

17-5S-16-03637-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

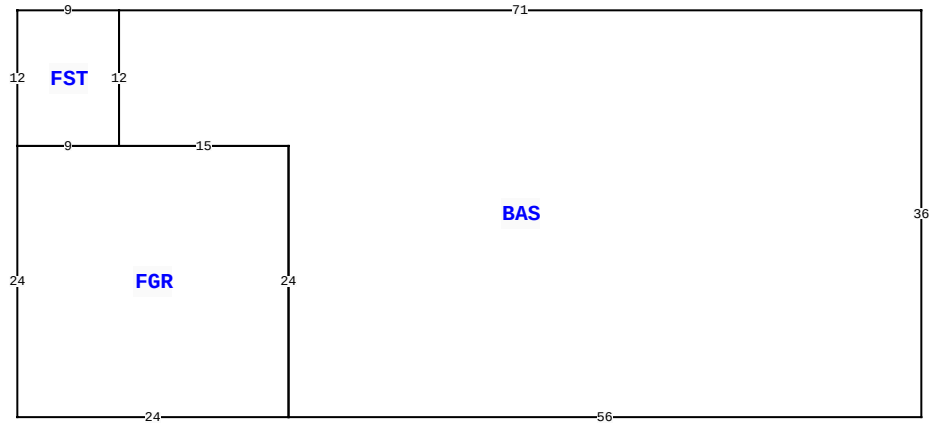
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	147,797
FGR	576	55	317	21,335
FST	108	55	59	3,971
TOTALS	2,880		2,572	173,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	98.4000	94.46	242,951	1986	2000	0	0	0	28.75	71.25

1 SINGLE FAM – 100% - 2020 Heated Area: 2196 HX Base Yr 2020



381 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,103
TOTAL MARKET OB/XF VALUE		20,320
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		235,923
SOH/AGL Deduction		63,130
ASSESSED VALUE		172,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,793
TOTAL JUST VALUE		235,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/0668	1/25/2019	WD	Q	I	01	230,000

GRANTOR: MICHAEL E & REBECCA W

GRANTEE: TRAVIS H & NICOLE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 FST= W9 S12 E9 N12$S12FGR= W9 S24 E24 N24 W15$ E15 S24 E56 N36$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0200	GARAGE F	0	100	28	40	1,120.00	UT	20.00	20.00	80	1994	1994	3	80	17,920	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 20,320

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	5.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,500							

REVIEW DATE 10/14/2019 BY BC Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 01/17/2024 BY SYS