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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

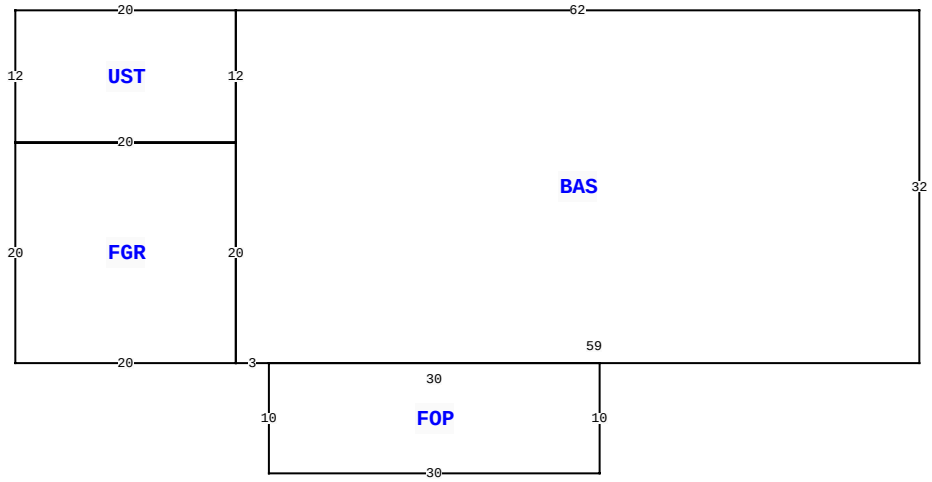
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
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

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	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1984 HX Base Yr



319 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

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		75,292
ASSESSED VALUE		114,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,857
TOTAL JUST VALUE		189,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 UST= W20 S12 E20 N12$ S12 W20 FGR= S20 E20 N20W20$ E20 S20 E3 FOP= S10 E30 N10 W30$ E59 N32$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,025

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	1.11	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,435							

REVIEW DATE 04/11/2018 BY BC Total Acres: 1.11 Total Land Value: 9,435 Market: 0 Agricultural: 0 Common: 9,435 PRINTED 12/17/2025 BY SYS