COMM NW COR OF SW1/4 OF SW14 RUN
POB. S 595.72 FT, E 793.57 FT, S
CARPENTER RD, E 30 FT, N 1278.28

VARGO JOSEPH G III
4120 SW CARPENTER ROAD
LAKE CITY, FL 32024

2026

14-5S-15-00460-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

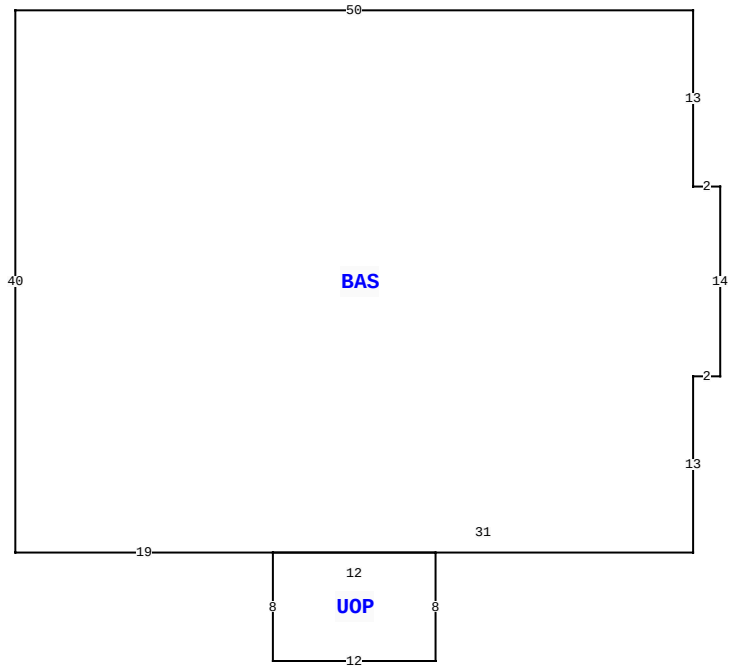
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100		2,028	109,878
UOP	96	20		19	1,030
TOTALS	2,124			2,047	110,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	2,047	104.8000	98.51	201,650	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 2028 HX Base Yr 2000



4120 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,908
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		83,736
TOTAL MARKET VALUE		205,844
SOH/AGL Deduction		115,653
ASSESSED VALUE		90,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,469
TOTAL JUST VALUE		205,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,844

SALE:3:1: 11.63 AC TIMBER

SALE:2:1: INCLUDES PARCEL 00460-000.

LAND:1:1: SEVERAL SINK HOLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050163	Roof Replacement	10,300	06/21/2024
16048	M H	125	09/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1230/0183	2/10/2012	WD	U	I	30	100
GRANTOR: DAWN MARY VARGO						
GRANTEE: JOSEPH G VARGO						
0884/2382	7/22/1999	QC	Q	V	01	100
GRANTOR: A VARGO						
GRANTEE: J VARGO III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S40 E19 UOP= S8 E12 N8 W12$ E31 N13 E2 N14W2 N13$.

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	0296	SHED METAL	0	100	20	30	600.00	UT	7.00	7.00	100	2005	2005	3	100	4,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	11.63	AC		1.00	1.00	0.80	9,000.00	7,200.00	83,736							

REVIEW DATE 08/28/2024 BY JS Total Acres: 11.63 Total Land Value: 83,736 Market: 0 Agricultural: 0 Common: 83,736 PRINTED 11/19/2025 BY SYS