LOT 7 SUMMER HILL S/D.
QC 1187-1223, WD 1412-66, WD 152

COHEE DAIN JOEL TYLER/COHEE SUMMER D
4208 SW CARPENTER RD
LAKE CITY, FL 32024

2026

14-5S-15-00460-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

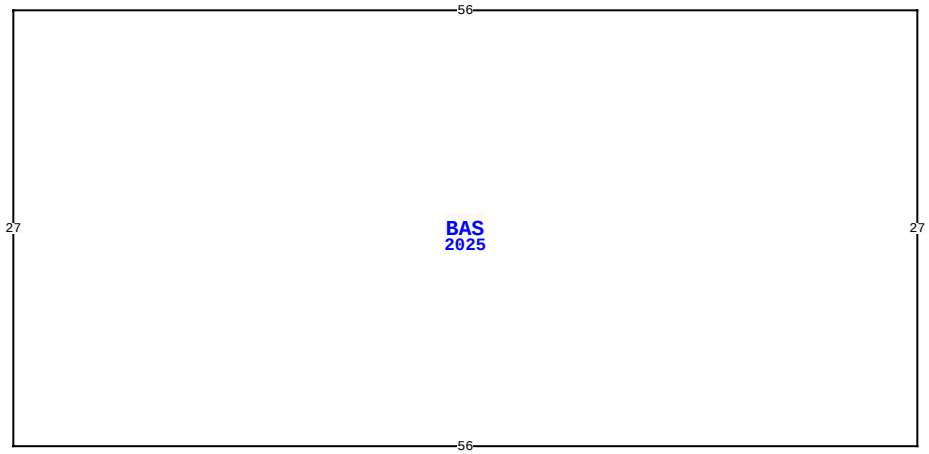
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	14515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	160,780
TOTALS	1,512			1,512	160,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.5000	114.34	172,882	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 0% - 2025 Heated Area: 1512 HX Base Yr



4208 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,780
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	229,780
SOH/AGL Deduction	0
ASSESSED VALUE	229,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,780
TOTAL JUST VALUE	229,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,238

PRMT:3:1: LOT 7 / WALKER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40897	M H	0	11/17/2020
16114	M H	125	10/05/1999
9678	M H	125	05/03/1995
9651	M H	125	04/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/707	11/05/2024	WD	U	I	34	45,000
GRANTOR: COUNTRY DREAMS LLC						
GRANTEE: COHEE DAIN JOEL TYL						
1412/0066	5/20/2020	WD	Q	V	05	43,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: COUNTRY DREAMS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=13,9] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/03/2025 BY SYS