LOTS 10 SUMMER HILL S/D.
741-502, 758-2304, AG 1169-2509,

LUNDY MARTINA RATLIFF
4022 SW CARPENTER RD
LAKE CITY, FL 32024

2026

14-5S-15-00460-110

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

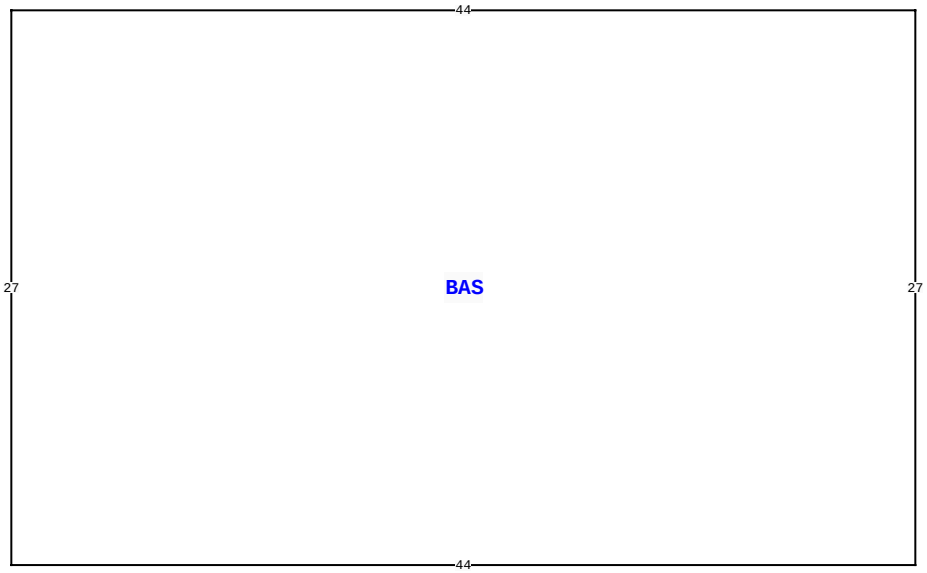
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	82,679
TOTALS	1,188			1,188	82,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2025 Heated Area: 1188 HX Base Yr



4022 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	82,679
TOTAL MARKET OB/XF VALUE	18,976
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	156,655
SOH/AGL Deduction	0
ASSESSED VALUE	156,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,655
TOTAL JUST VALUE	156,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28417	M H	537	03/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/88	5/15/2024	WD	U	I	11	100
GRANTOR: HOKANSON AARON R						
GRANTEE: LUNDY MARTINA RATLI						
1512/1428	4/11/2024	WD	U	I	11	100
GRANTOR: HOKANSON AARON R						
GRANTEE: HOKANSON AARON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0040	BARN,POLE	0	0	44	44	1,936.00	UT	2.50	2.50	100	2013	2013	3	100	4,840	
6	0296	SHED METAL	0	0	10	24	240.00	UT	9.00	9.00	75	2013	2013	3	75	1,620	
7	0296	SHED METAL	0	0	12	36	432.00	UT	9.00	9.00	75	2013	2013	3	75	2,916	

LAND DESCRIPTION

TOTAL OB/XF 18,976

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 07/14/2016 BY SFRP Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS