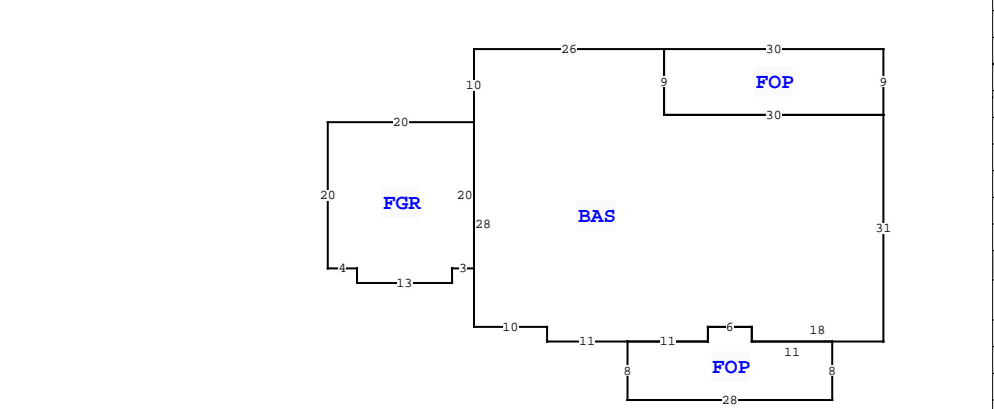
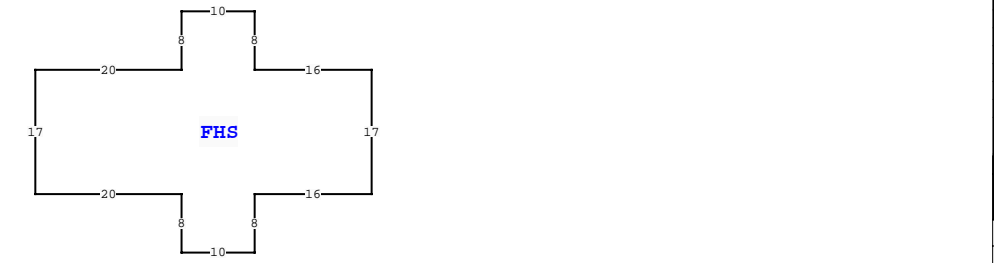


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,889	114.7125	128.48	371,179	2006	2006	0	0	19.00	81.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100		1,938	201,685
FGR	426	55		234	24,352
FHS	942	60		565	58,799
FOP	236	30		71	7,389
FOP	270	30		81	8,430
TOTALS	3,812			2,889	300,655

3850 SW CARPENTER RD, LAKE CITY

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

L N	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	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT	0	100	16	320.00	UT	3.00	3.00	100	2006	2006	3	100	960	
3	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			300,655	
TOTAL MARKET OB/XF VALUE			3,160	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			358,815	
SOH/AGL Deduction			0	
ASSESSED VALUE			358,815	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			308,093	
TOTAL JUST VALUE			358,815	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			362,527	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24431	SFR	593	04/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1396	4/01/2022	WD	Q	I	01	457,000

GRANTOR: BOURNE PATRICIA
GRANTEE: LEYVA FERNANDO GUST
1426/623 12/15/2020 QC U I 11 100
GRANTOR: BOURNE HOLLIS
GRANTEE: BOURNE PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W26 S10 S28 E10 S2 E11 E11 N2 E6 S2 E18 N31 W30 N9 \$
FHS=[ORIG=-56,-8] N8 E16 N17 W16 N8 W10 S8 W20 S17 E20 S8 E10 \$
FGR=[ORIG=-26,10] W20 S20 E4 S2 E13 N2 E3 N20 \$
FOP=[ORIG=30,9] N9 W30 S9 E30 \$
FOP=[ORIG=-5,40] S8 E28 N8 W11 N2 W6 S2 W11 \$