LOT 15 SUMMER HILL S/D.
735-184, 888-1247, 948-273,

WERNER KARIN
3790 SW CARPENTER RD
LAKE CITY, FL 32024

2026

14-5S-15-00460-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
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 02

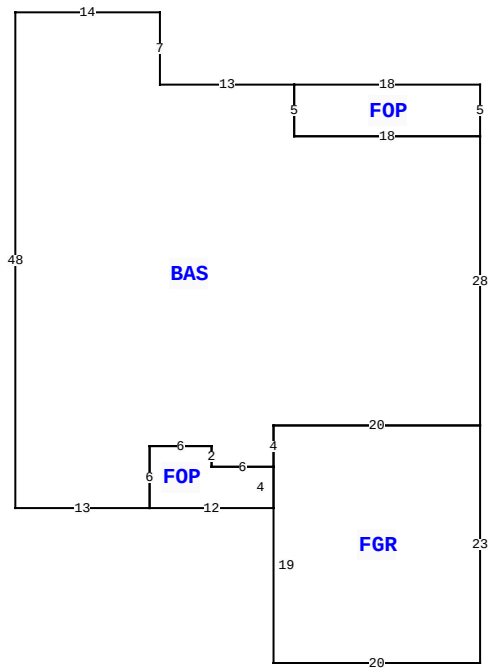
NEIGHBORHOOD/LOC 14515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100		1,633	136,392
FGR	460	55		253	21,131
FOP	60	30		18	1,504
FOP	90	30		27	2,255
TOTALS	2,243			1,931	161,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	114.4600	128.20	247,554	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2006 Heated Area: 1633 HX Base Yr 2006



3790 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		161,281
TOTAL MARKET OB/XF VALUE		17,740
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		234,021
SOH/AGL Deduction		82,664
ASSESSED VALUE		151,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,635
TOTAL JUST VALUE		234,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,546

SALE:1:1: LOT 15, SUMMER HILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8437	POOL	9,880	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0273	3/05/2002	WD	Q	I		118,000
GRANTOR: MICHAEL D & TINA S AL						
GRANTEE: KARIN WERNER						
0735/0184	11/02/1990	WD	Q	V		13,000
GRANTOR: PETE GIEBEIG						
GRANTEE: MICHAEL DEMPSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N7 W14 S48 E13 FOP= E12 N4 W6 N2 W6 S6$ N6 E6 S2 E6
FGR= S19 E20 N23 W20 S4$ N4 E20 N28 FOP= N5 W18 S5 E18$ W18
N5$.

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	0166	CONC,PAVMT	0	100	18	20	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 17,740

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/14/2016 BY DF Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/04/2025 BY SYS