LOT 2 BLOCK 3 SEC A FLORA CREST
839-1374 THRU 839-1382,

KARPINSKI KENNETH
5174 S US HWY 441
LAKE CITY, FL 32025

2026

21-4S-17-08659-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

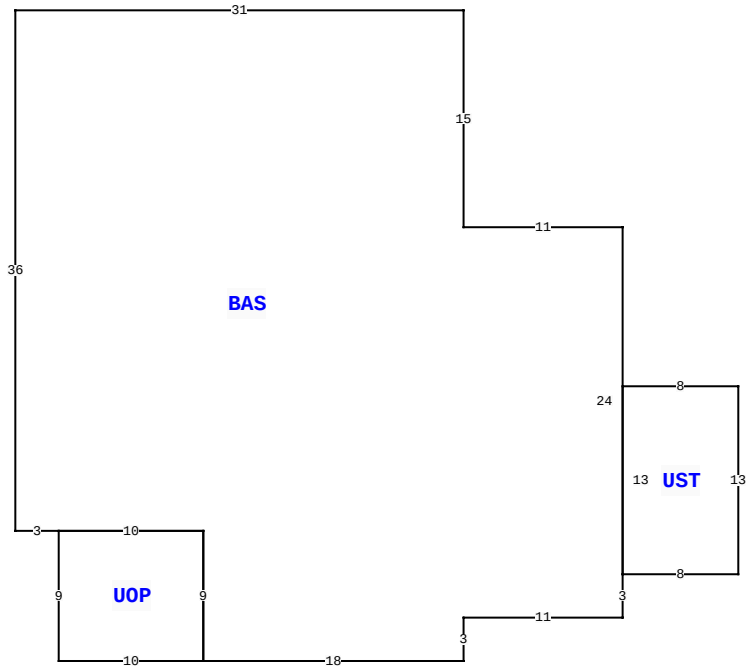
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	37,788
UOP	90	20		18	432
UST	104	45		47	1,128
TOTALS	1,769			1,640	39,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,640	53.5500	59.98	98,367	1940	1940	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 2002 Heated Area: 1575 HX Base Yr 2002



5174 S US HIGHWAY 441 , 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: 2	Tax Dist:	
BUILDING MARKET VALUE		39,347
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		66,047
SOH/AGL Deduction		26,430
ASSESSED VALUE		39,617
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,617
TOTAL JUST VALUE		66,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,047

SALE:2:1: DATE OF DEED - I THINK RELATIVES

LAND:1:1: RECAL ACREAGE 10/14/96 LC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13627	PUMP/UTPOL	0	02/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0839/1374	4/25/1997	WD	Q	I		15,000
GRANTOR: DOROTHY ENGLAND ETAL						
GRANTEE: KENNETH KARPINSKI						
0741/1354	9/22/1975	WD	U	I	12	1,000
GRANTOR: OLLIE DAVIS						
GRANTEE: ENGLAND-OTTINGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N15 W31 S36 E3 UOP= S9 E10 N9 W10$ E10 S9 E18 N3 E11 N3 UST= E8 N13 W8 S13$ N24 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,500							

REVIEW DATE 06/20/2017 BY RP Total Acres: 1.75 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/19/2025 BY SYS