LOT 8 SUMMER HILL S/D.

737-761, 752-1576, 841-1633 THRU

JOHNSON LULA MAE/JOHNSON ERNEST
4128 SW CARPENTER RD
LAKE CITY, FL 32024

**2027**

**14-5S-15-00460-108**

## BUILDING CHARACTERISTICS

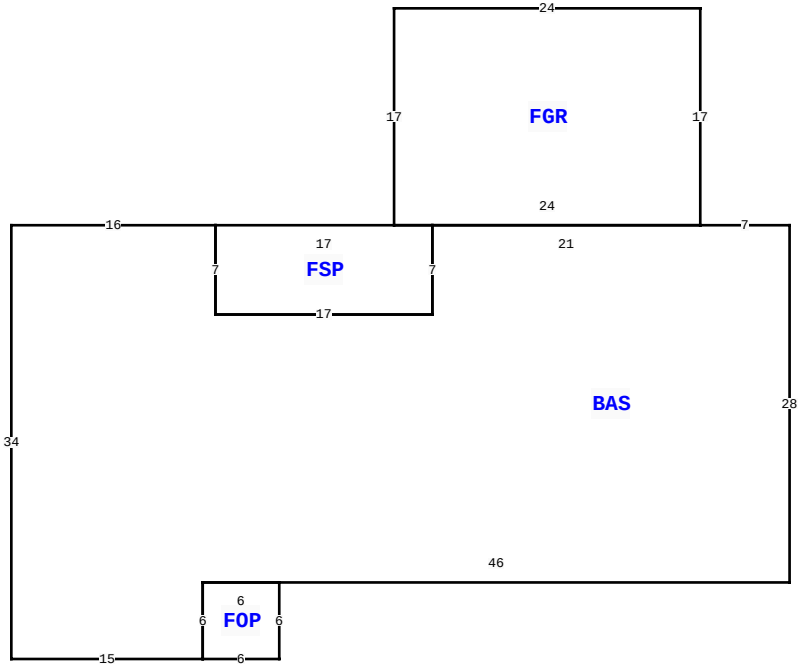
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| 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 | 1,679 | 100 | | 1,679 | 143,121 |
| FGR | 408 | 55 | | 224 | 19,094 |
| FOP | 36 | 30 | | 11 | 938 |
| FSP | 119 | 40 | | 48 | 4,092 |
| TOTALS | 2,242 | | | 1,962 | 167,244 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,962 | 101.9664 | 112.16 | 220,058 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1679 HX Base Yr 2006




4128 SW CARPENTER RD, LAKE CITY

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

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 25 | 1998 | 1998 | 3 | 25 | 100 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 757.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,136 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 4 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 3,400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 167,244 |
| TOTAL MARKET OB/XF VALUE | | 7,686 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 229,930 |
| SOH/AGL Deduction | | 76,728 |
| ASSESSED VALUE | | 153,202 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 51,791 |
| TOTAL JUST VALUE | | 229,930 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 232,972 |

SALE:4:1: LOT 8, SUMMER HILL

SALE:3:1: ALSO SEE ORB 841-1635

PRMT:1:1: JOHNSON

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23235 | M H | 304 | 06/03/2005 |
| 18428 | SFR | 286 | 06/20/2001 |
| 14223 | M H | 125 | 07/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1488/134 | 4/11/2023 | WD | U | I | 11 | 100 |
| GRANTOR: JOHNSON LULA MAE | | | | | | |
| GRANTEE: JOHNSON LULA MAE | | | | | | |
| 1041/2558 | 2/14/2005 | WD | Q | V | 01 | 100 |
| GRANTOR: SUNTRUST | | | | | | |
| GRANTEE: LULA MAE JOHNSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 FGR= N17 W24 S17 E24$ W21 FSP= W17 S7 E17 N7 $ S7 W17 N7 W16 S34 E15 FOP= E6 N6 W6 S6$ N6 E46 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 7,686

| 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 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 27,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 27,500 | | | | | | | |

REVIEW DATE 07/14/2016 BY DF Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS