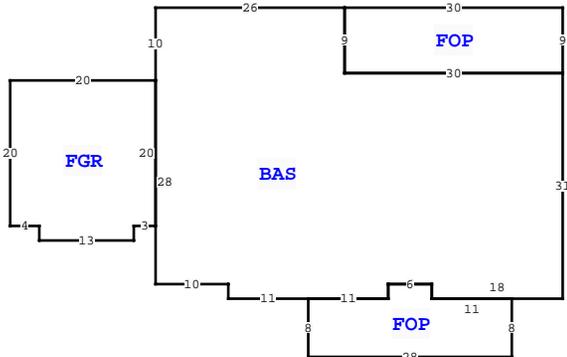
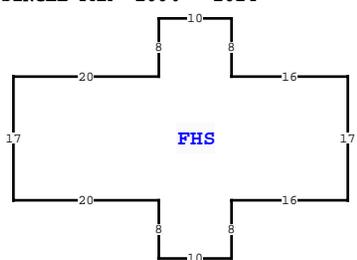


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
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
BAS	1,938	100	
FGR	426	55	
FHS	942	60	
FOP	236	30	
FOP	270	30	
TOTALS	3,812		

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	130.77	377,795	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2024 Heated Area: 2880 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			306,014
TOTAL MARKET OB/XF VALUE			3,160
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			364,174
SOH/AGL Deduction			1,991
ASSESSED VALUE			362,183
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			310,772
TOTAL JUST VALUE			364,174
NCON VALUE			0
INCOME VALUE			
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
1557/2138	1/06/2026	WD	Q	I	01	530,000
GRANTOR: LEYVA FERNANDO GUSTAV						
GRANTEE: ALLEN ERICA ANN						
1463/1396	4/01/2022	WD	Q	I	01	457,000
GRANTOR: BOURNE PATRICIA						
GRANTEE: LEYVA FERNANDO GUST						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2006
2	0166	CONC, PAVMT	0	100	16	320.00	UT	3.00	3.00	100	2006
3	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2013
4	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3850 SW CARPENTER RD, LAKE CITY											
BLD DATE: 04/07/2025 MLU											
LGL DATE: 04/07/2025 MLU											
LAND DATE: 04/07/2025 MLU											
AG DATE: 04/07/2025 MLU											
TOTAL OB/XF: 3,160											

BUILDING NOTES											
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 \$											

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 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00