LOT 14 SUMMER HILL S/D.

752-1572,1576, 767-669, 857-1940

ALLEN ERICA ANN/ALLEN JOSHUA AARON
3850 SW CARPENTER RD
LAKE CITY, FL 32024

2027

14-5S-15-00460-114

BUILDING CHARACTERISTICS

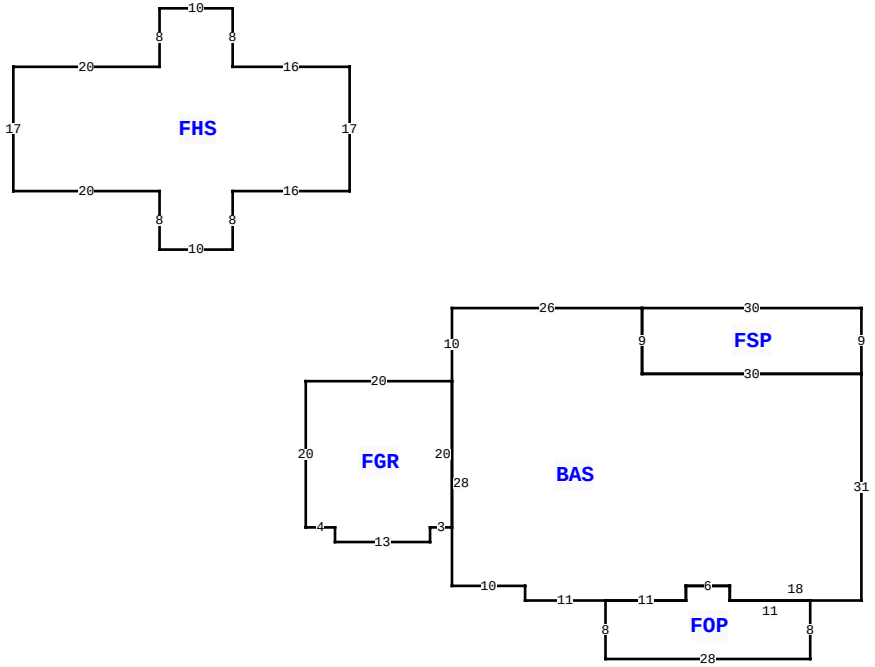
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	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	1,938	100		1,938	207,856
FGR	426	55		234	25,097
FHS	942	60		565	60,598
FOP	236	30		71	7,615
FSP	270	40		108	11,583
TOTALS	3,812			2,916	312,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,916	114.7125	126.18	367,941	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 2880 HX Base Yr 2024



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

3850 SW CARPENTER RD, LAKE CITY

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	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	20	320.00	UT	3.00	3.00	100	2006	2006	3	100	960	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,750
TOTAL MARKET OB/XF VALUE		4,360
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		372,110
SOH/AGL Deduction		1,331
ASSESSED VALUE		370,779
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,368
TOTAL JUST VALUE		372,110
NCON VALUE		1,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,815

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						

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 $
FSP=[ORIG=30,9] N9 W30 S9 E30 $
FOP=[ORIG=-5,40] S8 E28 N8 W11 N2 W6 S2 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,360

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 04/13/2026 BY TP Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS