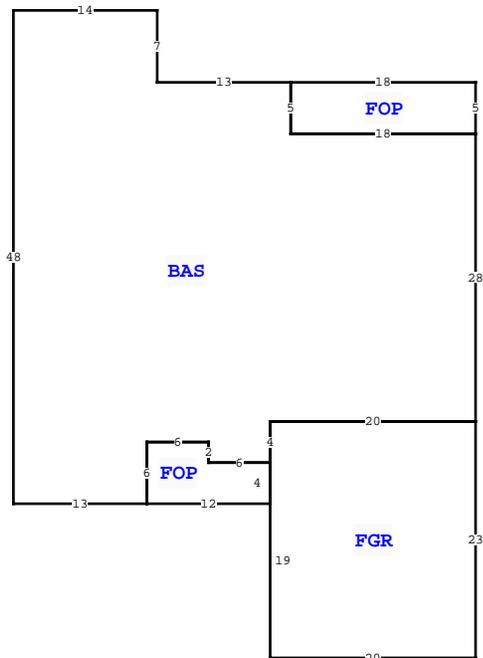




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006		Heated Area: 1633					HX Base Yr 2006	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100		1,633	138,818
FGR	460	55		253	21,507
FOP	60	30		18	1,530
FOP	90	30		27	2,295
TOTALS	2,243			1,931	164,150

3790 SW CARPENTER RD, LAKE CITY

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

EXTRA FEATURES																	
L N	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	CARPORIT 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	

TOTAL OB/XF 17,740

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,150	
TOTAL MARKET OB/XF VALUE		17,740	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		236,890	
SOH/AGL Deduction		85,973	
ASSESSED VALUE		150,917	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		99,506	
TOTAL JUST VALUE		236,890	
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	Q	I		118,000
GRANTOR: MICHAEL D & TINA S AL						
GRANTEE: KARIN WERNER						
0735/0184	11/02/1990	WD Q	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\$.