LOT 15 SUMMER HILL S/D.

735-184, 888-1247, 948-273,

**WERNER KARIN**
3790 SW CARPENTER RD
LAKE CITY, FL 32024

**2027**

**14-5S-15-00460-115**

## BUILDING CHARACTERISTICS

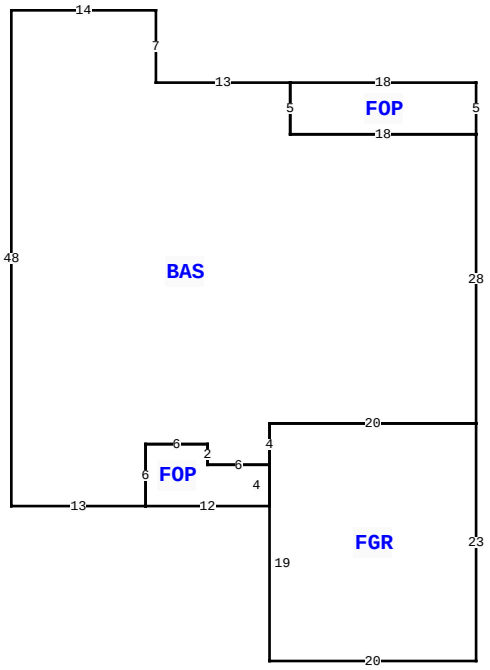
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 |
| 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 | 1,633 | 100 | | 1,633 | 133,956 |
| FGR | 460 | 55 | | 253 | 20,754 |
| FOP | 60 | 30 | | 18 | 1,476 |
| FOP | 90 | 30 | | 27 | 2,215 |
| TOTALS | 2,243 | | | 1,931 | 158,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,931 | 114.4600 | 125.91 | 243,132 | 1991 | 1991 | 0 | 0 | 0 | 34.85 | 65.15 |

1 SINGLE FAM 100% - 2006 Heated Area: 1633 HX Base Yr 2006




3790 SW CARPENTER RD, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 158,400 |
| TOTAL MARKET OB/XF VALUE | | 17,740 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 231,140 |
| SOH/AGL Deduction | | 75,695 |
| ASSESSED VALUE | | 155,445 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 104,034 |
| TOTAL JUST VALUE | | 231,140 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 234,021 |

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 | I | | 118,000 |
| GRANTOR: MICHAEL D & TINA S AL | | | | | | |
| GRANTEE: KARIN WERNER | | | | | | |
| 0735/0184 | 11/02/1990 | WD | 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$.

## LAND DESCRIPTION

TOTAL OB/XF 17,740

| 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 07/14/2016 BY DF Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS