LOT 2 BLOCK 3 SEC A FLORA CREST
839-1374 THRU 839-1382,

KARPINSKI KENNETH
5174 S US HWY 441
LAKE CITY, FL 32025

**2026**

**21-4S-17-08659-000**

## COLUMBIA COUNTY PROPERTY

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### BUILDING CHARACTERISTICS

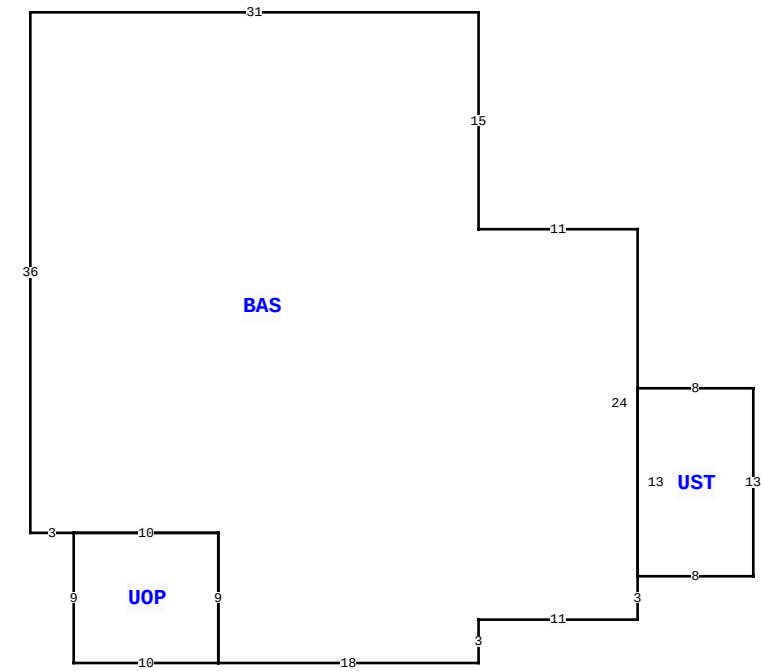
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1 100 |
| 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 | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 21417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,575 | 100 | | 1,575 | 38,462 |
| UOP | 90 | 20 | | 18 | 440 |
| UST | 104 | 45 | | 47 | 1,148 |
| TOTALS | 1,769 | | | 1,640 | 40,049 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,640 | 53.5500 | 61.05 | 100,122 | 1940 | 1940 | 0 | 0 | 25 | 35.00 | 40.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 1575 HX Base Yr 2002




5174 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 40,049 |
| TOTAL MARKET OB/XF VALUE | | 2,200 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 70,249 |
| SOH/AGL Deduction | | 30,747 |
| ASSESSED VALUE | | 39,502 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 14,502 |
| TOTAL JUST VALUE | | 70,249 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 66,047 |

SALE:2:1: DATE OF DEED - I THINK RELATIVES

LAND:1:1: RECAL ACREAGE 10/14/96 LC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13627 | PUMP/UTPOL | 0 | 02/09/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0839/1374 | 4/25/1997 | WD | Q | I | | 15,000 |
| GRANTOR: DOROTHY ENGLAND ETAL | | | | | | |
| GRANTEE: KENNETH KARPINSKI | | | | | | |
| 0741/1354 | 9/22/1975 | WD | U | I | 12 | 1,000 |
| GRANTOR: OLLIE DAVIS | | | | | | |
| GRANTEE: ENGLAND-OTTINGER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W11 N15 W31 S36 E3 UOP= S9 E10 N9 W10$ E10 S9 E18 N3 E11 N3 UST= E8 N13 W8 S13$ N24 $.

### 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 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 500 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,200

| 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 | 1.75 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 28,000 | | | | | | | |

REVIEW DATE 06/20/2017 BY RP Total Acres: 1.75 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/08/2026 BY SYS