BEG NW COR OF NE1/4 OF NE1/4 RUN
S 1328.53 FT, W 627.67 FT, N 132
EX CO RD R/W.

BITTNER ERIC LYNN
3563 SW CARPENTER RD
LAKE CITY, FL 32024

2027

23-5S-15-00462-002

BUILDING CHARACTERISTICS

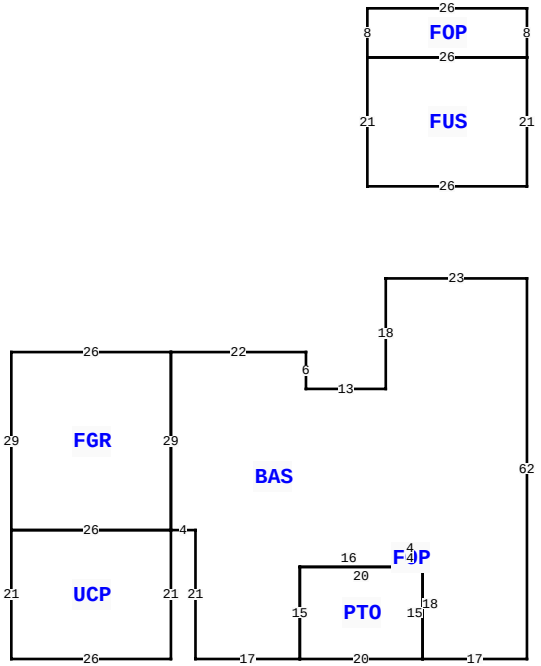
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,702	100		2,702	242,761
FGR	754	55		415	37,286
FOP	12	30		4	359
FOP	208	30		62	5,570
FUS	546	100		546	49,055
PTO	300	5		15	1,348
UCP	546	20		109	9,793
TOTALS	5,068			3,853	346,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,853	117.9423	129.74	499,888	1974	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2026 Heated Area: 3248 HX Base Yr 2026



3563 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		346,172
TOTAL MARKET OB/XF VALUE		26,849
TOTAL LAND VALUE - MARKET		155,125
TOTAL MARKET VALUE		386,351
SOH/AGL Deduction		0
ASSESSED VALUE		386,351
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,940
TOTAL JUST VALUE		528,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38612	MAINT/ALTR	80	09/16/2019
11372	POOL	85	07/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2020	5/11/2026	QC	U	I	11	100
GRANTOR: BITTNER ERIC LYNN						
GRANTEE: BITTNER ERIC LYNN						
1570/694	5/11/2026	QC	U	I	11	0
GRANTOR: BITTNER ERIC LYNN						
GRANTEE: BITTNER ERIC LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S18 W13 N6 W22 S29 E4 S21 E17 N15 E16 N3 E4 S18 E17 N62 $
FGR=[ORIG=-58,12] W26 S29 E26 N29 $
UCP=[ORIG=-58,41] W26 S21 E26 N21 $
FUS=[ORIG=0,-15] N21 W26 S21 E26 $
PTO=[ORIG=-37,62] E20 N15 W20 S15 $
FOP=[ORIG=0,-36] N8 W26 S8 E26 $
FOP=[ORIG=-17,47] N3 W4 S3 E4 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
2	0031	BARN,MT AE	0	100	60	40	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	1,426.00	UT	1.50	1.50	100	1996	1996	3	100	2,139	
6	0166	CONC,PAVMT	0	100	0	0	249.00	UT	1.50	1.50	100	1993	1993	3	100	374	

LAND DESCRIPTION

TOTAL OB/XF 26,849

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	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0					17.25	AC		1.00	1.00	1.00	280.00	280.00	4,830							
3	9910	M	MKT.VAL.AG	0					17.25	AC		1.00	1.00	1.00	8,500.00	8,500.00	146,625							

REVIEW DATE 12/31/2024 BY TP Total Acres: 18.25 Total Land Value: 13,330 Market: 146,625 Agricultural: 4,830 Common: 8,500 PRINTED 11/16/2026 BY SYS