

COMM SW COR OF NE1/4 OF NE1/4, E
 POB, N 1309.31 FT TO S R/W OF SW
 8.05 FT, E 196.33 FT, E 393.74 F

MORA SHERRY/MORA JOSE FERNANDO
 3519 SW CARPENTER RD
 LAKE CITY, FL 32038

2026

23-5S-15-00462-007


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 46,000 TOTAL LAND VALUE - MARKET 152,370 TOTAL MARKET VALUE 50,740 SOH/AGL Deduction 0 ASSESSED VALUE 50,740 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,740 TOTAL JUST VALUE 198,370 NCON VALUE 10,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 188,370											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000046637 Electrical Servic 0 01/19/2024											
																				SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 1528/2685 11/26/2024 QC U I 11 100 GRANTOR: HOBBS-TEPEDINO HILLAR GRANTEE: MORA SHERRY 1494/2174 7/07/2023 WD P V 98 500,000 GRANTOR: TEPEDINO MIGUEL GRANTEE: TEPEDINO JOSE G											
TOTALS EXTRA FEATURES										3519 SW CARPENTER RD, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
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	0030	BARN,MT	0	0	40	60	2,400.00	UT	15.00	15.00	100	1994	1994	3	100	36,000															
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500															
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500															
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000															
										TOTAL OB/XF 46,000																					
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	6200	A	PASTURE 3	0					16.93	AC		1.00	1.00	1.00	280.00	280.00	4,740														
2	9910	M	MKT.VAL.AG	0					16.93	AC		1.00	1.00	1.00	9,000.00	9,000.00	152,370														
REVIEW DATE 03/09/2026 BY JB Total Acres: 16.93 Total Land Value: 4,740 Market: 152,370 Agricultural: 4,740 Common: 0 PRINTED 06/23/2026 BY SYS																															