

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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 36,000 TOTAL LAND VALUE - MARKET 152,370 TOTAL MARKET VALUE 40,740 SOH/AGL Deduction 0 ASSESSED VALUE 40,740 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,740 TOTAL JUST VALUE 188,370 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 188,370											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000046637 Electrical Servic 0 01/19/2024											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE 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										3519 SW CARPENTER RD, LAKE CITY										BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE											
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	0030	BARN,MT	0 0	40 60	2,400.00	UT	15.00	15.00	100	1994	1994	3	100	36,000																	
										TOTAL OB/XF 36,000																					
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 03/21/2023 BY TW Total Acres: 16.93 Total Land Value: 4,740 Market: 152,370 Agricultural: 4,740 Common: 0 PRINTED 05/08/2026 BY SYS																															