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

2027

23-5S-15-00462-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3519 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	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	200
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046637	Electrical Servic	0	01/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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	

LAND DESCRIPTION

TOTAL OB/XF 46,000

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	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 11/16/2026 BY SYS