NE DIV: LOT 1 BLOCK 9 DESC AS:
BEG AT NE COR OF BLOCK 9, RUN
W 52.5 FT, S 105 FT, E 52.5 FT

CARTER KAVIN LAVON
2225 CITYSCAPE DR APT208
COVINGTON, FL 41011

2026

00-00-00-10850-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

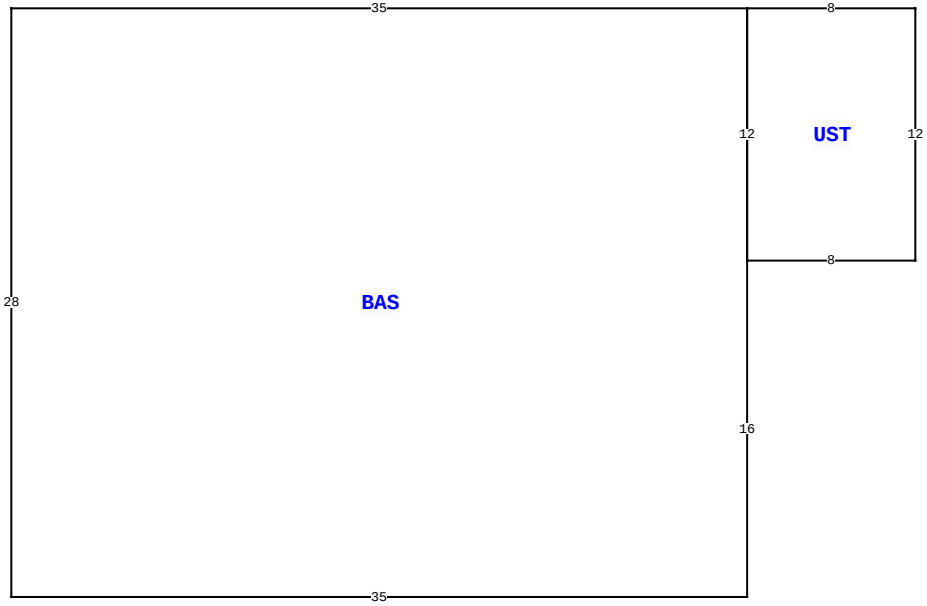
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	51,873
UST	96	45		43	2,276
TOTALS	1,076			1,023	54,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,023	85.9248	96.24	98,454	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 980 HX Base Yr



506 NE SAINT CLAIR ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	54,150
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	2,756
TOTAL MARKET VALUE	57,156
SOH/AGL Deduction	0
ASSESSED VALUE	57,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,156
TOTAL JUST VALUE	57,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,156

SALE:1:1: LEILA GIVING UP HER 1/2 INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1240/2149	8/24/2012	QC	U	I	11	100
GRANTOR: LAVERNE W PATRICK						
GRANTEE: KAVIN LAVON CARTER						
1236/2511	6/19/2012	QC	U	I	11	5,000
GRANTOR: LAVERNE W PATRICK						
GRANTEE: KAVIN LAVON CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S28 E35 N16 UST= E8 N12 W8 S12$ N12$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0		*RSF-3	0.00	0.00	5,513.00	SF		1.00	1.00	1.00	0.50	0.50	2,756							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.13 Total Land Value: 2,756 Market: 0 Agricultural: 0 Common: 2,756 PRINTED 10/10/2025 BY SYS