LOT 8 10TH FAIRWAY VILLAS S/D.
669-751, WD 1277-2531, WD 1517-1

CARTER ROBERT C/CARTER DEBORAH D
318 SW COVEY CT
LAKE CITY, FL 32025

**2026**

**01-4S-16-02678-108**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

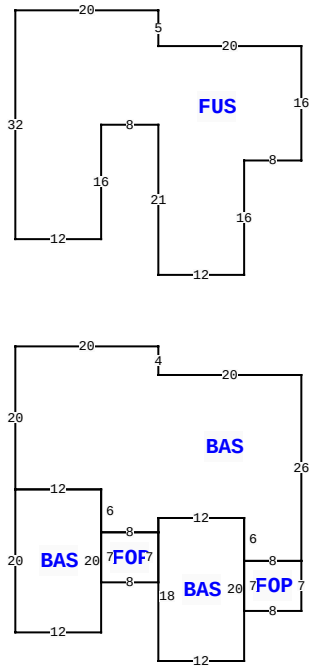
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 06 | VINYL ASB 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 14,849 |
| BAS | 240 | 100 | | 240 | 14,849 |
| BAS | 896 | 100 | | 896 | 55,434 |
| FOP | 56 | 30 | | 17 | 1,052 |
| FOP | 56 | 30 | | 17 | 1,052 |
| FUS | 1,024 | 100 | | 1,024 | 63,353 |
| TOTALS | 2,512 | | | 2,434 | 150,587 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 2,434 | 105.8720 | 89.99 | 219,036 | 1985 | 2000 | 0 | 0 | 0 | 31.25 | 68.75 |

1 DUPLEX 0% - 2025 Heated Area: 2400 HX Base Yr




208 SW WREN CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 150,587 |
| TOTAL MARKET OB/XF VALUE | 4,330 |
| TOTAL LAND VALUE - MARKET | 15,750 |
| TOTAL MARKET VALUE | 170,667 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 170,667 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 170,667 |
| TOTAL JUST VALUE | 170,667 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 173,405 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32146 | MAINT/ALTR | 30 | 07/21/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/1625 | 6/21/2024 | WD | Q | I | 01 | 210,000 |
| GRANTOR: HUNT DARRELL W | | | | | | |
| GRANTEE: CARTER ROBERT C | | | | | | |
| 1277/2531 | 7/15/2014 | WD | Q | I | 01 | 60,000 |
| GRANTOR: RACHEL G MABILE | | | | | | |
| GRANTEE: DARRELL W & KATHY A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 N4 W20 S20 BAS= S20E12N20 W12$ E12 S6 FOP= S7 E8N7 W8$ E8 BAS= S18 E12 N20 W12 S2$N2 E12 S6 FOP= S7 E8 N7W8$ E8 N26$ PTR=N30 FUS= N16 W20 N5 W20 S32 E12 N16 E8 S21 E12 N16E8$ S30$.

## 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 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,260 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 2,400 | |
| 4 | 0258 | PATIO | 0 | 0 | 9 | 12 | 108.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 270 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,330

| 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 | 0800 | C | MULTI-FAM | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 22,500.00 | 15,750.00 | 15,750 | | | | | | | |

REVIEW DATE 10/11/2024 BY TP Total Acres: 0.23 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/19/2025 BY SYS