LOT 4 COVEY COURT S/D.
736-668, 816-1696, 952-137, WD 1

ADAMS-MITCHELL CANDICE/MITCHELL DERY LEDELL JR
233 SW COVEY CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

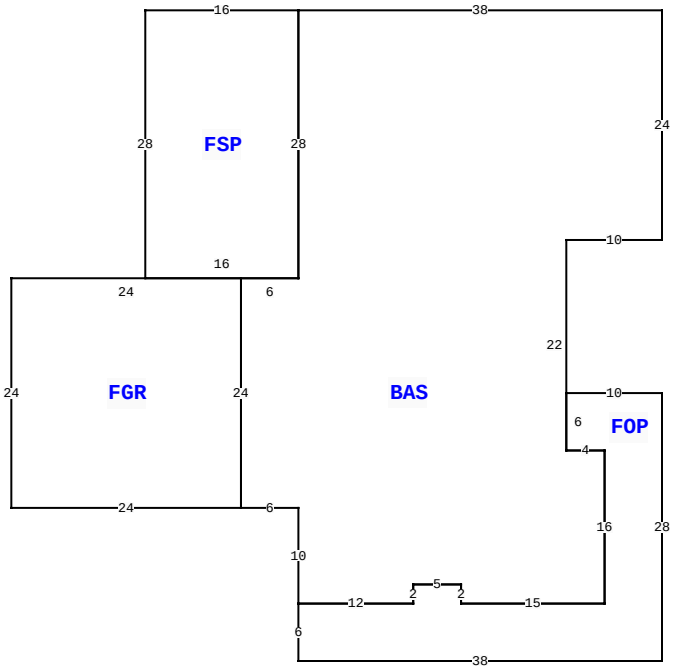
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 20
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100		2,174	208,269
FGR	576	55		317	30,369
FOP	394	30		118	11,305
FSP	448	40		179	17,148
TOTALS	3,592			2,788	267,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,788	109.6620	122.82	342,422	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 2174 HX Base Yr 2022



233 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,089
TOTAL MARKET OB/XF VALUE		12,500
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		304,089
SOH/AGL Deduction		38,742
ASSESSED VALUE		265,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,625
TOTAL JUST VALUE		304,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19668	SFR	391	06/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/2224	5/03/2021	WD	Q	I	01	267,900
GRANTOR: WINNETT ALEZ G						
GRANTEE: ADAMS-MITCHELL CAND						
1416/1733	8/04/2020	WD	U	I	37	180,000
GRANTOR: STEVEN A & LAUREN REI						
GRANTEE: ALEX G & TAMMY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FSP= W16 S28 E16 N28$ S28 W6 FGR= W24S24 E24 N24$ S24 E6 S10 FOP= S6 E38 N28 W10 S6 E4 S16 W15 N2 W5 S2 W12$ E12 N2 E5 S2 E15 N16 W4 N22 E10 N24$.

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	0166	CONC,PAVMT	0	100	0	0	1,100.00	UT	2.00	2.00	100	2003	2003	3	100	2,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.51 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/18/2025 BY SYS