

LOT 9 COVEY COURT S/D.
ORB 736-668, 816-1696, 979-1779.

GRAHAM FRANCES P/GRAHAM WILLIAM J
440 SW COVEY DR
LAKE CITY, FL 32025

2026

01-4S-16-02678-209



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

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	2,182	100		2,182	250,189
FGR	621	55		342	39,214
FOP	162	30		49	5,619
FSP	501	40		200	22,932
TOTALS	3,466			2,773	317,954

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,766.00	UT	3.00	3.00
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
3	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		*RSF	2 0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,773	124.8520	139.83	387,749	2007	2007	0	0	0 18.00	82.00

1 SINGLE FAM 100% - 2010Heated Area: 2182HX Base Yr 2010

Site map showing property boundaries and features. The map includes labels for FSP (Front Yard Setback), BAS (Back Yard Setback), and FGR (Front Yard Green). Dimensions are provided for various setbacks and areas.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025MLU

1440 SW COVEY CT, LAKE CITY										
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,766.00	UT	3.00	3.00	100	2007	2007	3	100	5,298	
1.00	UT	0.00	0.00	100	2014	2014	3	100	4,800	
1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	
1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		317,954	
TOTAL MARKET OB/XF VALUE		14,198	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		367,152	
SOH/AGL Deduction		132,517	
ASSESSED VALUE		234,635	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		183,913	
TOTAL JUST VALUE		367,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050139	Roof Replacement	22,375	06/18/2024
24669	SFR	679	06/26/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0979/1779	4/02/2003	WD	Q	V	
GRANTOR: CLAUDE & NICOLE STE M					
GRANTEE: FRANCES P & WILLIAM					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W24 FSP= W40 S10 E14 S6 E16 N3 R3 U3 E7 N10\$ S10 W7 D3 L3 S3 W16 N6 W14 S40 E14 N3 E9 FOP= S9 E18 N9 W18\$ E18 FGR= S11 E23 N27 W23 S16\$ N16 E23 N31\$.					