

LOT 12 COVEY COURT S/D.
ORB 736-668, 816-1696. WD 1035-3

CUMMINGS CHARLES M/CUMMINGS CYNTHIA A
443 SW COVEY CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-212



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		06
NEIGHBORHOOD/LOC	1416.0500	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,879	100
FGR	506	55
FOP	45	30
FOP	326	30
TOTALS	2,756	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,269	116.6220	130.62	296,377	2006	2006	0	0	0	19.00	81.00
1 SINGLE FAM 100% - 2007 Heated Area: 1879 HX Base Yr 2007												
TOTALS	2,756		2,269		240,065							

443 SW COVEY CT, LAKE CITY												
EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006
2	0166	CONC, PAVMT	0	100	0	1,489.00	UT	2.50	2.50	100	2006	2006
TOTAL OB/XF 5,723												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0140	C	SFR GOLF	100		*RSF	2	0.00	0.00	1.00	LT	1.00
REVIEW DATE 12/04/2023 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,065	
TOTAL MARKET OB/XF VALUE		5,723	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		280,788	
SOH/AGL Deduction		102,489	
ASSESSED VALUE		178,299	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		127,577	
TOTAL JUST VALUE		280,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048484	Roof Replacement	20,000	10/24/2023
23489	SFR	561	08/15/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1085/2109	6/02/2006	WD	Q	I		250,000	
GRANTOR: V & M FINANCIAL INC							
GRANTEE: CHARLES M & CYNTHIA							
1052/1050	7/19/2005	WD	Q	V	02	50,000	
GRANTOR: MCCARTY & VAZQUEZ							
GRANTEE: V & M FINANCIAL INC							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W13 FOP= N15 W25 S9 E6 D3 R3 S3 E16\$ W16 N3 L3 U3 W6 N9 W24 S28 FGR= S22 E23 N22 W23\$ E23 S16 E9 FOP= S5 E9 N5 W9\$ E17 S3 E13 N32\$.												