LOT 16 COVEY COURT S/D.
ORB 736-668, 816-1696. WD 1035-3

GARLAND JOHN/GARLAND ROSE M
125 SW PARTRIDGE CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

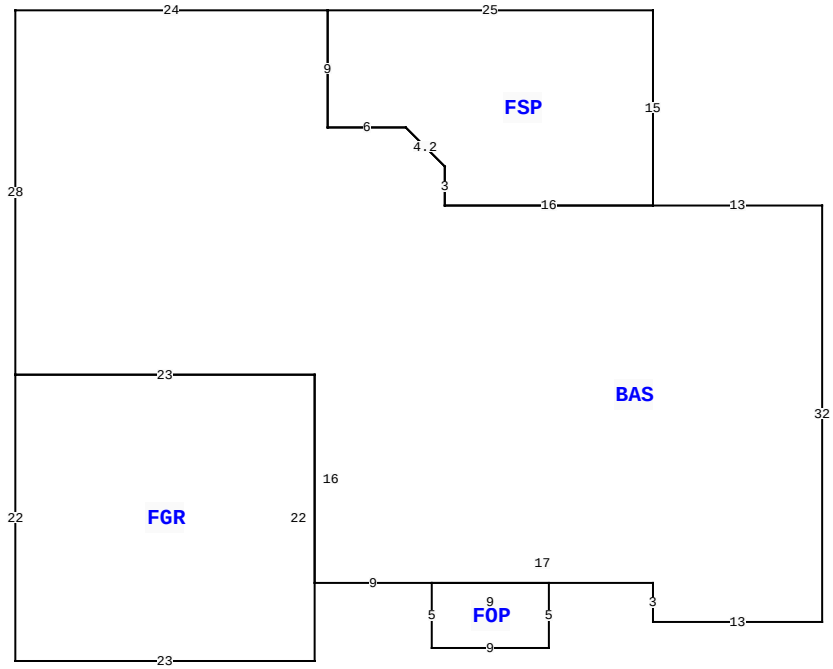
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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		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	1,879	100		1,879	200,309
FGR	506	55		278	29,636
FOP	45	30		14	1,493
FSP	326	40		130	13,858
TOTALS	2,756			2,301	245,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	117.5130	131.61	302,835	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 1879 HX Base Yr 2020



125 SW PARTRIDGE 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		245,296
TOTAL MARKET OB/XF VALUE		11,423
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		291,719
SOH/AGL Deduction		81,560
ASSESSED VALUE		210,159
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		154,437
TOTAL JUST VALUE		291,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39533	STORAGE	0	03/27/2020
23488	SFR	561	08/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/2630	12/11/2019	WD	Q	I	01	222,900
GRANTOR: DAVID A & VICKI S KRA						
GRANTEE: JOHN & ROSE M GARLA						
1082/2571	4/28/2006	WD	Q	I		250,000
GRANTOR: V & M FINANCIAL INC						
GRANTEE: DAVID A & VICKI S K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= 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$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,449.00	UT	2.50	2.50	100	2006	2006	3	100	3,623	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2021	2020		100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,423

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	0140	C	SFR GOLF	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS