LOTS 1, 2 BLOCK 4 BARDIN TERRACE
ORB 454-59, ORB 454-59, 517-467C

CORVIN BETTY J
1170 SW CASTLE HEIGHTS TER
LAKE CITY, FL 32025

2026

05-4S-17-07637-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

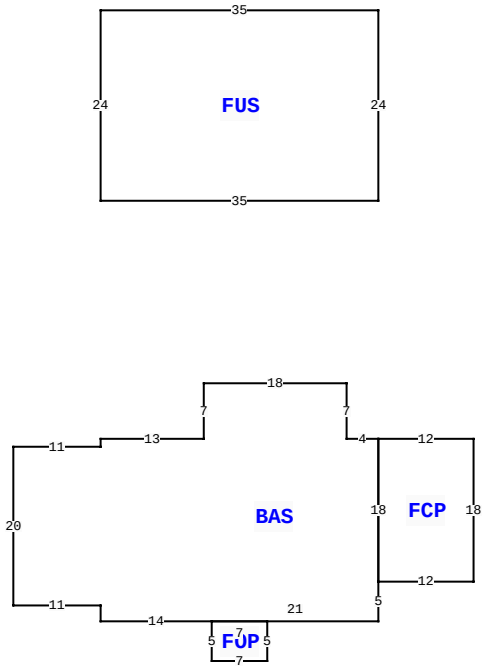
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100		1,151	84,317
FCP	216	25		54	3,956
FOP	35	30		10	733
FUS	840	100		840	61,534
TOTALS	2,242			2,055	150,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,055	100.6236	112.70	231,598	1940	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1991 HX Base Yr 2013



1170 SW CASTLE HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		150,539
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		18,167
TOTAL MARKET VALUE		172,006
SOH/AGL Deduction		51,363
ASSESSED VALUE		120,643
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		64,921
TOTAL JUST VALUE		172,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,322

LAND:3:1: LOTS 1 & 2.

LAND:1:1: LOTS 12 & 13 BLK 4 BARDIN TER. FF-GRANDV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/1226	3/17/2009	WD	Q	I	01	150,000

GRANTOR: MEREDITH L LAPRADD

GRANTEE: BETTY & GEORGE CORV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N7 W18 S7 W13 S1 W11 S20 E11 S2 E14 FOP= S5 E7 N5W7$ E21 N5 FCP= E12 N18 W12 S18$ N18$ PTR=N30 FUS= N24 W35 S24 E35$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	19,122.84	SF		1.00	1.00	1.00	0.95	0.95	18,167							

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.44 Total Land Value: 18,167 Market: 0 Agricultural: 0 Common: 18,167 PRINTED 10/03/2025 BY SYS