LOT 14 RICHMOND ESTATES S/D.
801-201, 973-707, LE 1532-2412

KASWINKEL CANDACE LEE
1148 SW FLAGLER CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

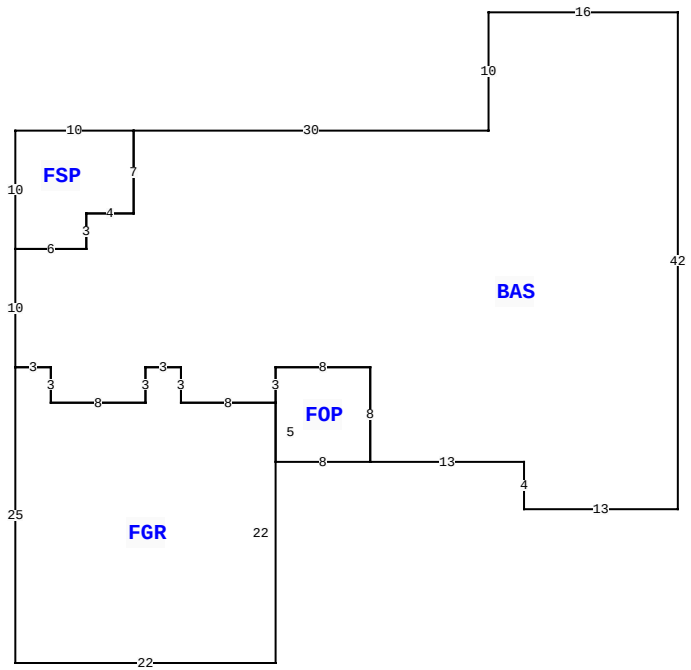
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	136,144
FGR	502	55		276	25,050
FOP	64	30		19	1,725
FSP	88	40		35	3,177
TOTALS	2,154			1,830	166,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	118.3000	132.50	242,475	1995	1995	0	0	0	31.50	68.50

1 SINGLE FAM 100% - 2004 Heated Area: 1500 HX Base Yr 2004



1148 SW FLAGLER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		166,095
TOTAL MARKET OB/XF VALUE		1,989
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		186,584
SOH/AGL Deduction		59,353
ASSESSED VALUE		127,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,509
TOTAL JUST VALUE		186,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,130

SALE:1:1: LOT 14 RICHMOND ESTATES

LAND:1:1: 0.24 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	MAINT/ALTR	50	12/18/2013
00327			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/2412	2/06/2025	LE	U	I	14	100
GRANTOR: KASWINKEL CANDACE L						
GRANTEE: KASWINKEL CANDACE L						
0973/0707	1/27/2003	WD	Q	I		99,900
GRANTOR: MICHAEL J TESTONI						
GRANTEE: CANDACE L KASWINKEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S10 W30 FSP= W10 S10 E6 N3 E4 N7$ S7 W4 S3 W6 S10
FGR= S25 E22 N22 W8 N3 W3S3 W8 N3 W3$ E3 S3 E8 N3 E3 S3E8
FOP= S5 E8 N8 W8 S3 $ N3 E8 S8 E13 S4 E13 N42$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	526.00	UT	1.50	1.50	100	1995	1995	3	100	789	

LAND DESCRIPTION

TOTAL OB/XF 1,989

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-1	47.00	94.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/14/2025 BY SYS