

LOT 1 CHARLESTON COURT S/D.

779-1087, 828-278, 876-2206,

TRAN DUC VAN/PHAN LE THI
1054 SW CHARLESTON CT
LAKE CITY, FL 32055

2026

06-4S-17-07979-201



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 80
Interior Floo	15	HARDTILE 20
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	06	06
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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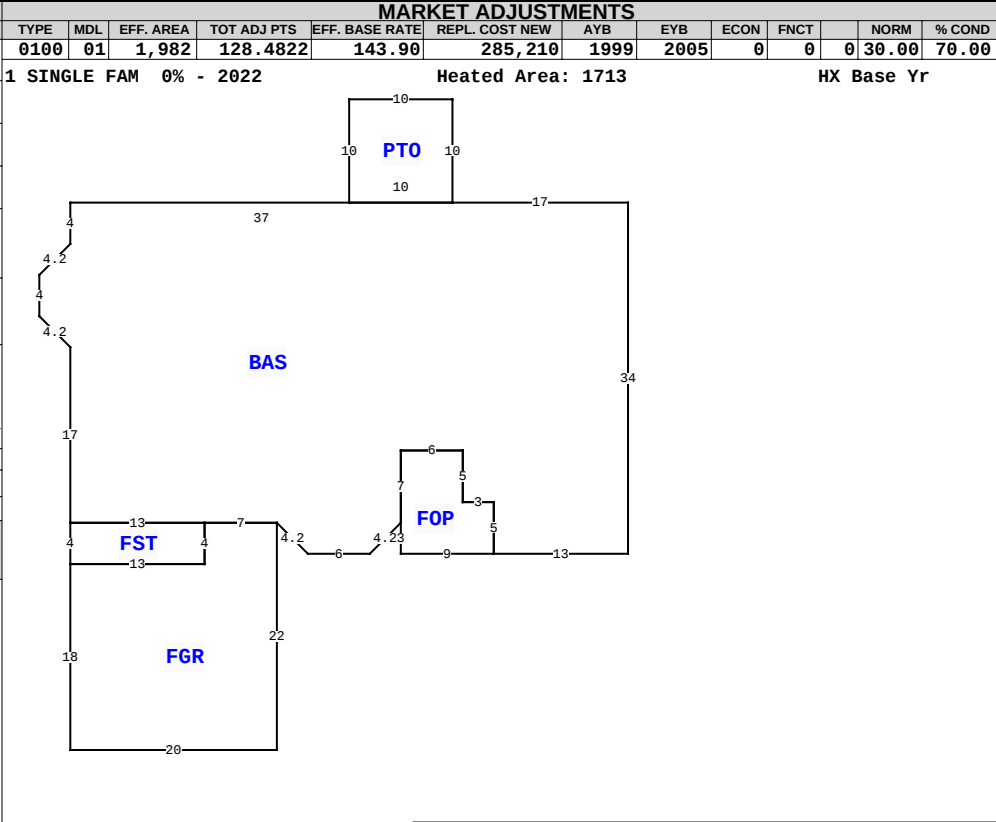
NEIGHBORHOOD/LOC	6417.0300	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	172,551
FGR	388	55		213	21,456
FOP	75	30		22	2,216
FST	52	55		29	2,921
PTO	100	5		5	504

TOTALS	2,328			1,982	199,647
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	0	0	0	1,367.00	UT	1.50
3	0120	CLFENCE 4	0	0	0	0	240.00	UT	4.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0			0.00	0.00	1.00



1054 SW CHARLESTON CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	JS
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,200.00	100	1999	1999	3	100	1,200	
1.50	100	1999	1999	3	100	2,051	
4.50	100	1999	1999	3	100	1,080	

TOTAL OB/XF									
4,331									

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				199,647			
TOTAL MARKET OB/XF VALUE				4,331			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				222,478			
SOH/AGL Deduction				1,633			
ASSESSED VALUE				220,845			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				220,845			
TOTAL JUST VALUE				222,478			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				226,756			
SALE:1:1: FOR 5 LOTS (1,3,5,10 & 12)							
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