

LOT 2 CHARLESTON COURT S/D.
779-1087, 920-597, 941-914,
WD 1192-2353, CT 1316-657, WD

PERTEE BARBARA JEAN
1040 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-202



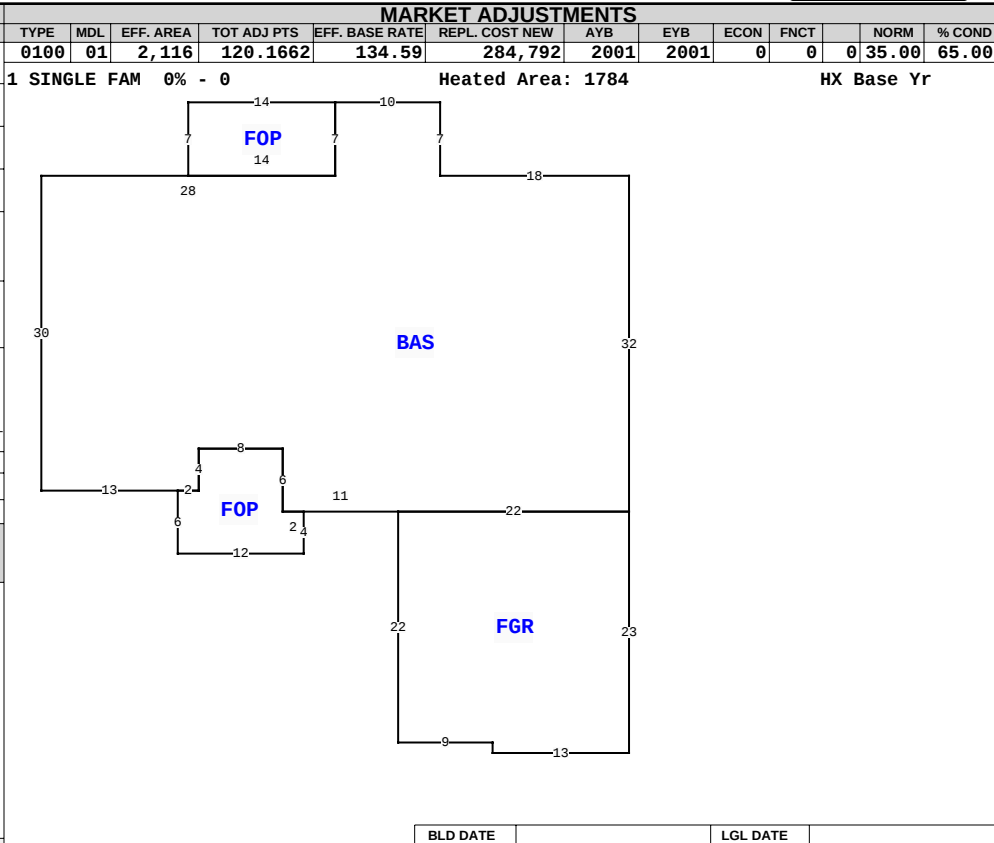
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		06
NEIGHBORHOOD/LOC	6417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100		1,784	156,071
FGR	497	55		273	23,883
FOP	98	30		29	2,537
FOP	100	30		30	2,625
TOTALS	2,479			2,116	185,115

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,342.00	UT	1.50
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

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



1040 SW CHARLESTON CT, LAKE CITY									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/21/2023 MLU				

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		185,115	
TOTAL MARKET OB/XF VALUE		2,313	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		205,928	
SOH/AGL Deduction		0	
ASSESSED VALUE		205,928	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,928	
TOTAL JUST VALUE		205,928	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2101	SFR	349	05/17/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1396/0404	10/09/2019	WD Q	I	I	01
GRANTOR: DAVID MICHAEL JR & SH					
GRANTEE: BARBARA JEAN PERTEE					
1327/1386	12/15/2016	WD U	I	I	18
GRANTOR: THE SECRETARY OF HOUS					
GRANTEE: DAVID MICHAEL JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 N7 W10 FOP= W14 S7 E14 N7\$ S7 W28 S30 E13 FOP= S6 E12 N4 W2 N6 W8 S4 W2\$ E2 N4 E8 S6 E11FGR= S22 E9 S1 E13 N23 W22\$ E22 N32\$.									