

LOT 4 CHARLESTON COURT S/D.
779-1087, 863-1483, WD 1426-530,

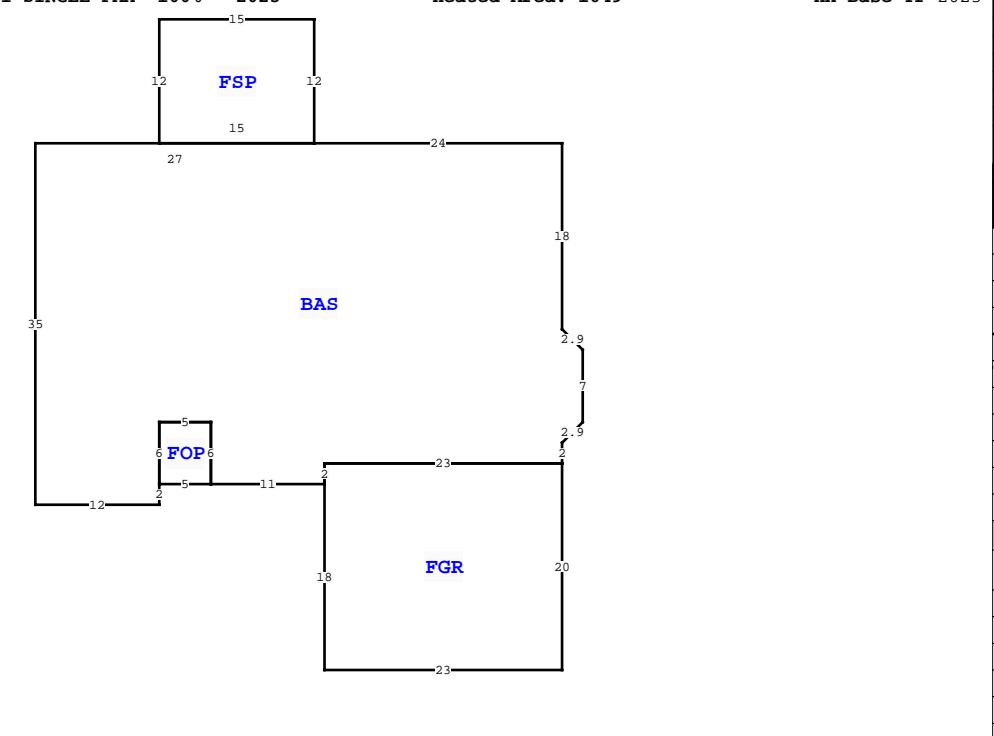
SANDERS CALEB
1008 SW CHARLESTON COURT
LAKE CITY, FL 32025

2026

06-4S-17-07979-204
VALUATION SUMMARY PAGE 1 of 1

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 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,983	122.5570	137.26	272,187	1999	1999	0	0	26.00	74.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1649 HX Base Yr 2023													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100		1,649	167,493
FGR	460	55		253	25,698
FOP	30	30		9	914
FSP	180	40		72	7,313
TOTALS	2,319			1,983	201,418

1008 SW CHARLESTON CT, LAKE CITY

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

L N	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	968.00	UT	1.50	1.50	100	1999	1999	3	100	1,452	
2	0130	CLFENCE	5	0	100	112.00	UT	8.50	8.50	100	2008	2008	3	100	952	
3	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	2008	2008	3	58	20,787	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

TOTAL OB/XF 23,491

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		201,418	
TOTAL MARKET OB/XF VALUE		23,491	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		243,409	
SOH/AGL Deduction		0	
ASSESSED VALUE		243,409	
TOTAL EXEMPTION VALUE		HX HB DX 55,722	
BASE TAXABLE VALUE		187,687	
TOTAL JUST VALUE		243,409	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
947	POOL	187	07/28/2008
1335	SFR	240	08/25/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/530	12/10/2020	WD	Q	I	01	199,000
GRANTOR: NORRIS GAYLE R						
GRANTEE: SANDERS CALEB						
0863/1483	7/31/1998	WD	Q	V		15,900
GRANTOR: RICHMOND ASSETS						
GRANTEE: G NORRIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FSP= N12 W15 S12 E15\$ W27 S35 E12 N2 FOP= E5 N6 W5 S6\$ N6 E5 S6 E11 FGR= S18 E23 N20 W23 S2 \$ N2 E23 N2 R2 U2 N7 U2 L2 N18\$.	