

LOT 5 CHARLESTON COURT S/D.
779-1087, 828-278, 845-822, 891-

THOMPSON EDMUND/THOMPSON ALAINA H
994 SW CHARLESTON CT
LAKE CITY, FL 32025

2025

06-4S-17-07979-205

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	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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	6417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	131,802
FGR	504	55		277	23,225
FOP	32	30		10	839
FSP	108	40		43	3,606
PTO	126	5		6	503
TOTALS	2,342			1,908	159,973

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,075.00	UT	1.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50
4	0294	SHED WOOD/	0	100	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	100			0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2022

Heated Area: 1572

HX Base Yr 2022

Diagram showing property layout with areas labeled BAS, FSP, PTO, FOP, and FGR. Dimensions are provided for various sections.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
3,733									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
1			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		159,973	
TOTAL MARKET OB/XF VALUE		3,733	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		182,206	
SOH/AGL Deduction		49,734	
ASSESSED VALUE		132,472	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		81,750	
TOTAL JUST VALUE		182,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1444/1620	8/05/2021	WD	Q	I	01
GRANTOR: BAILDON NANCY A					210,000
GRANTEE: THOMPSON EDMUND					
1423/0768	10/29/2020	WD	U	I	11
GRANTOR: FREDERICK J MISICH					100
GRANTEE: FREDERICK J MISICH					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 FSP= N6 W18 S6 E18\$PTO= W18 S7 E18 N7\$ S7 W18 N7W13 S38 E5 S5 FOP= S4 E8 N4 W8\$ E17 FGR= S18 E21 N28 W7 S6 W14 S4\$ N4 E14 N6 E7 N33\$.									