

LOT 6 CHARLESTON COURT S/D.
779-1087, 966-1955, WD 1037-766,

HAYNES MEL VINCENT/HAYNES BETSY N
990 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-206



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/VNLPK 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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	6417.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	142,146
FGR	462	55		254	23,144
FOP	86	30		26	2,369
UOP	92	20		18	1,640
TOTALS	2,200			1,858	169,299

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0 100	0 0	1,042.00	UT	2.50	2.50	
2	0120	CLFENCE	4 0 100	0 0	1.00	UT	0.00	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% - 2020

Heated Area: 1560

HX Base Yr 2020

Diagram labels: UOP, BAS, FOP, FGR. Dimensions: 16, 13, 4.2, 4.2, 13, 31, 28, 10, 2, 4, 11, 20, 22, 11, 2.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
3,605									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			169,299
TOTAL MARKET OB/XF VALUE			3,605
TOTAL LAND VALUE - MARKET			23,125
TOTAL MARKET VALUE			196,029
SOH/AGL Deduction			43,611
ASSESSED VALUE			152,418
TOTAL EXEMPTION VALUE	HX HB 13		152,418
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			196,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3163	SFR	386	01/24/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1400/1959	11/27/2019	WD	Q	I	01
GRANTOR: TERRI PHILLIPS CASON					
GRANTEE: MEL VINCENT & BETSY					
1246/2734	10/02/2012	WD	U	I	12
GRANTOR: DEUTSCHE BANK NATIONA					
GRANTEE: TERRI PHILLIPS CASO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 U3 L3 W4 UOP= N3 W16 S6 E13 R3 U3 \$ D3 L3 W28 S31 E10 FOP= S4 E11 N4 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E10 FGR= S20 E11 S2 E11 N22 W22\$ E22 N31\$.									