LOT 7 CHARLESTON COURT S/D.
779-1087, 924-2045, 974-1263. WD

GARDNER LAURA ANN
P O BOX 2081
LAKE CITY, FL 32056

2026

06-4S-17-07979-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

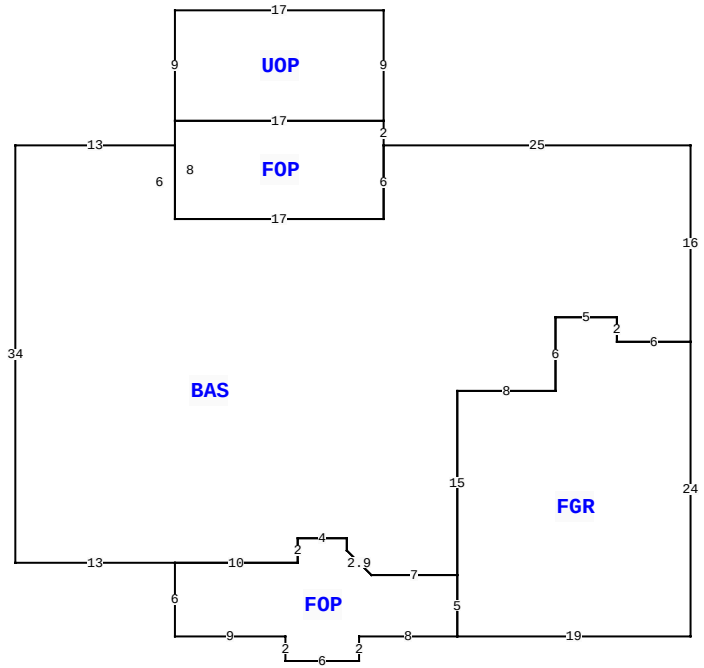
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	6417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100		1,447	136,180
FGR	434	55		239	22,493
FOP	136	30		41	3,858
FOP	151	30		45	4,235
UOP	153	20		31	2,918
TOTALS	2,321			1,803	169,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	118.0200	132.18	238,321	2001	2001	0	0	0	28.80	71.20

1 SINGLE FAM 100% - 2008 Heated Area: 1447 HX Base Yr 2008



986 SW CHARLESTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		169,685
TOTAL MARKET OB/XF VALUE		1,058
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		223,243
SOH/AGL Deduction		77,431
ASSESSED VALUE		145,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,090
TOTAL JUST VALUE		223,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2080	SFR	296	05/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1116/1586	4/13/2007	WD	Q	I		186,500
GRANTOR: BARBARA BLEVINS						
GRANTEE: GARDNER LAURA ANN						
1082/0403	4/27/2006	WD	Q	I		179,900
GRANTOR: WARREN & LAURA A ZWAN						
GRANTEE: BARBARA BLEVINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N2 UOP= N9 W17 S9 E17$ W17 S8 E17 N6$ S6 W17 N6 W13 S34 E13 FOP= S6 E9 S2 E6 N2 E8 N5 W7 U2 L2 N1 W4 S2 W10$ E10 N2 E4 S1 R2 D2 E7 FGR= S5 E19 N24 W6 N2 W5 S6 W8 S15$ N15 E8 N6 E5 S2 E6 N16$.

EXTRA FEATURES

LN	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	0	672.00	UT	1.50	1.50	100	2001	2001	3	100	1,008	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,058

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 09/16/2016 BY DF Total Acres: 1.39 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/13/2025 BY SYS