LOT 9 CHARLESTON COURT S/D.
ORB 779-1087, 828-2273, DC 1287-

DAVIS PATRICIA H
993 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

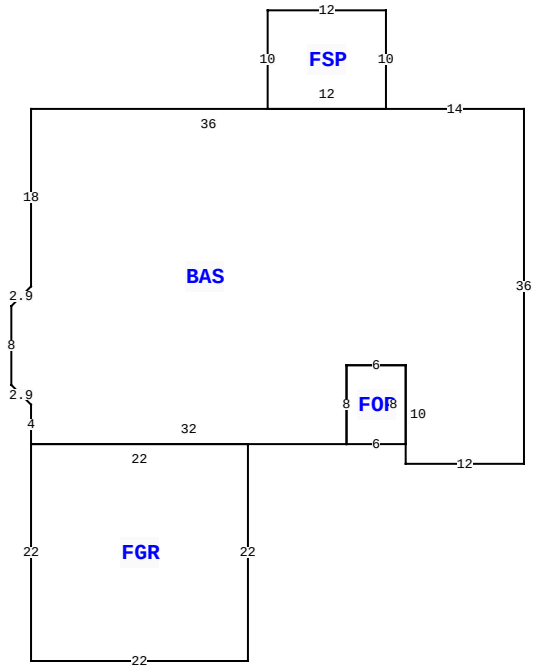
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,696	100		1,696	139,332
FGR	484	55		266	21,853
FOP	48	30		14	1,150
FSP	120	40		48	3,944
TOTALS	2,348			2,024	166,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	112.8498	126.39	255,813	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1696 HX Base Yr 1998



993 SW CHARLESTON CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		166,278
TOTAL MARKET OB/XF VALUE		3,468
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		188,246
SOH/AGL Deduction		58,033
ASSESSED VALUE		130,213
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		74,491
TOTAL JUST VALUE		188,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,246

SALE:1:1: FOR LOT 9 CHARLESTON COURT S/D (.28 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
824	SFR	260	10/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0828/2273	9/30/1996	WD	Q	V		15,900

GRANTOR: RICHMOND ASSETS INC
GRANTEE: ROBERT K & PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W12 S10 E12$ W36 S18 L2 D2 S8 D2 R2 S4
FGR= S22 E22 N22 W22$ E32 FOP= E6 N8 W6 S8$ N8 E6 S10 E12
N36$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,032.00	UT	1.50	1.50	100	1997	1997	3	100	1,548	
3	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	100	1997	1997	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 3,468

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/13/2025 BY SYS