

LOT 10 CHARLESTON COURT S/D.
779-1087, 828-278, 883-793, WD 1

SAUER MONICA M
1009 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-210



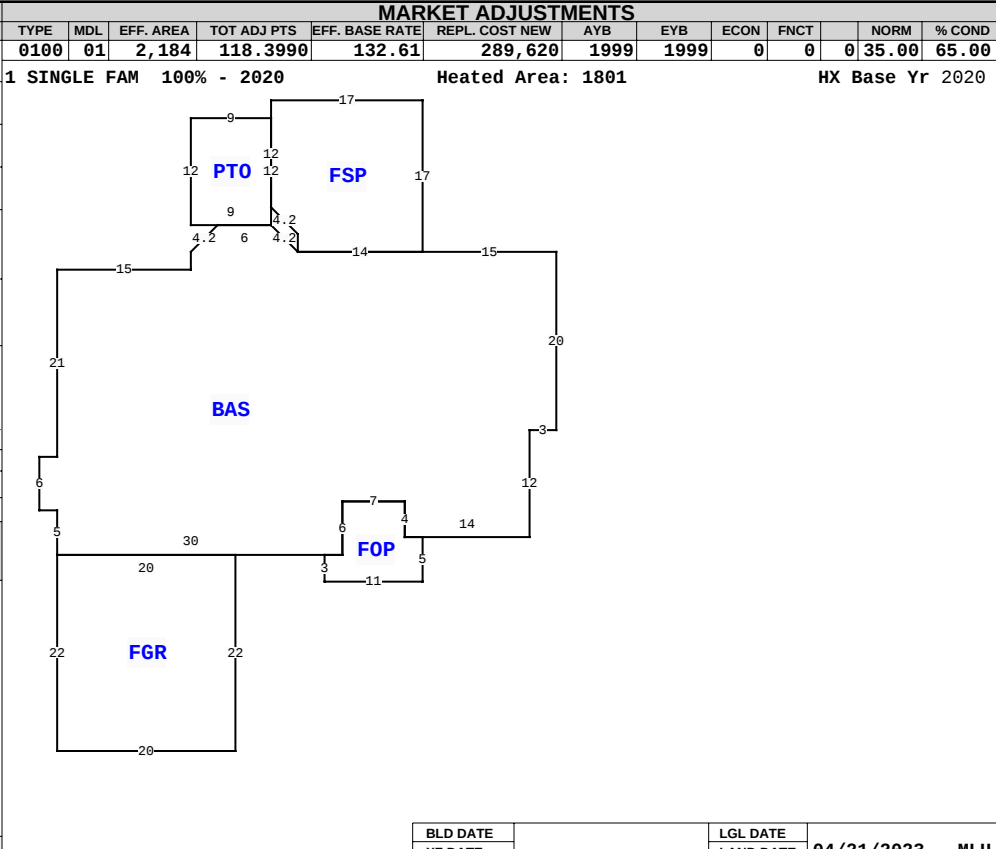
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,801	100		1,801	155,240
FGR	440	55		242	20,860
FOP	79	30		24	2,069
FSP	279	40		112	9,654
PTO	108	5		5	431
TOTALS	2,707			2,184	188,253

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,401.00	UT	1.50
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00

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



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

TOTAL OB/XF									
3,602									
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

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					188,253				
TOTAL MARKET OB/XF VALUE					3,602				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					210,355				
SOH/AGL Deduction					47,630				
ASSESSED VALUE					162,725				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					112,003				
TOTAL JUST VALUE					210,355				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					210,355				

SALE:1:1: FOR 5 LOTS (1,3,5,10 & 12)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1462	SFR	238	02/18/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1380/1798	3/15/2019	WD	Q	I	01	165,000	
GRANTOR: OTONIEL PALACIOS							
GRANTEE: MONICA M SAUER							
1294/2482	5/19/2015	WD	Q	I	01	140,000	
GRANTOR: WILLIAM J & JUDITH D							
GRANTEE: OTONIEL PALACIOS &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= N17 W17 S12 R3 D3 S2 E14\$ W14 U3 L3 PTO= N12 W9 S12 E9\$ W6 L3 D3 S2 W15 S21 W2 S6 E2 S5 FGR= S22 E20 N22 W20\$ E30 FOP= S3 E11 N5 W2 N4 W7 S6 W2\$ E2 N6 E7 S4 E14 N12 E3 N20 \$.									