

LOT 12 CHARLESTON COURT S/D.
ORB 779-1087, 828-278, 860-276,

TACKETT RONI ANGELA
1039 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-212



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 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	1,657	100		1,657	138,584
FGR	452	55		249	20,825
FOP	46	30		14	1,171
FSP	140	40		56	4,684
FSP	150	40		60	5,018

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,047.00	UT	1.50
2	0120	CLFENCE 4	0	100	24	8	192.00	UT	4.50
3	0296	SHED METAL	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,036	114.8868	128.67	261,972	1997	1997	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 2012

Heated Area: 1657

HX Base Yr 2012

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
2,835									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				170,282	
TOTAL MARKET OB/XF VALUE				2,835	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				191,617	
SOH/AGL Deduction				58,744	
ASSESSED VALUE				132,873	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				82,151	
TOTAL JUST VALUE				191,617	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				191,617	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
986	SFR	246	06/04/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1210/0469	2/18/2011	WD	U	I	12
GRANTOR: FIRST FEDERAL BANK OF					SALE PRICE
GRANTEE: RONI A MORGAN					140,000
1200/2170	8/30/2010	WD	U	I	12
GRANTOR: MICHAEL B & HOLLY L P					148,300
GRANTEE: FIRST FEDERAL BANK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= N10 W14 S10 E14\$ W14 N4 U2 L2 W8 L2 D2 S4 W13 S29 FGR= S22 E20 N24 W6 S2 W14\$ E14 N2 E6 S2 E11 FOP= S2 E8 N2 W1 N5 W6 S5 W1\$E1 N5 E6 S5 E3 S5 E13 N34\$ FSP= N10 W15 S10 E15\$.									