LOT 13 CHARLESTON COURT S/D.

779-1087, 982-375, WD 1051-1226,

MALOYED RONALD DAVID/MALOYED DENISE RENEE
1051 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

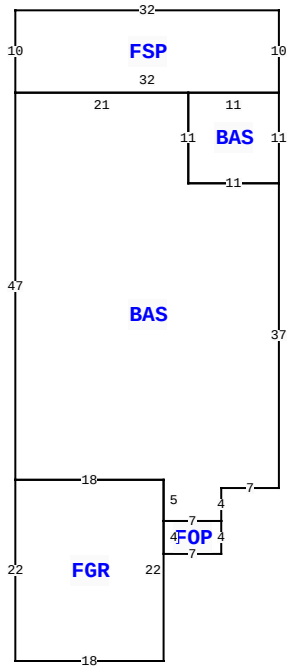
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	121	100		121	14,466
BAS	1,425	100		1,425	170,373
FGR	396	55		218	26,064
FOP	28	30		8	957
FSP	320	40		128	15,304
TOTALS	2,290			1,900	227,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	133.4406	149.45	283,955	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1546 HX Base Yr 2022



1051 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		227,164
TOTAL MARKET OB/XF VALUE		32,553
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		278,217
SOH/AGL Deduction		93,531
ASSESSED VALUE		184,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,964
TOTAL JUST VALUE		278,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045948	Swimming Pool and	70,000	11/17/2022
000045638	Roof Replacement	13,516	10/07/2022
3337	SFR	419	07/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2659	11/30/2021	WD	Q	I	01	235,000
GRANTOR: REN LIANGHE						
GRANTEE: MALOYED RONALD DAVI						
1248/1496	1/25/2013	WD	Q	I	01	125,000
GRANTOR: ARTHUR J YARBROUGH						
GRANTEE: LIANGHE REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S47 FGR= S22 E18 N22 W18$ E18 S5 FOP= S4 E7 N4 W7$ E7 N4 E7 N37 BAS= N11 FSP= N10 W32 S10 E32$ W11 S11 E11$ W11 N11$.

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	694.00	UT	2.50	2.50	100	2005	2005	3	100	1,735	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 32,553

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 07/12/2023 BY HC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS