



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		7416.0100		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	29,631
BAS	1,188	100		1,188	108,646
FOP	36	30		11	1,006
FOP	156	30		47	4,298
FSP	396	40		158	14,449
FST	420	55		231	21,126
PTO	120	5		6	549
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640			1,965	179,704

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	266.00	UT	2.00
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0031	BARN, MT AE	0	0	24	25	1.00	UT	0.00
5	0070	CARPORT UF	0	0	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	3.49

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,965	118.3400	132.54	260,441	1994	1994	0	0	0	31.00	69.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1512 HX Base Yr													
230 SW CHARLIE LN, LAKE CITY													

230 SW CHARLIE LN, LAKE CITY					XF DATE INC DATE					LAND DATE AG DATE		04/19/2022	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
266.00	UT	2.00	2.00	100	0	0	3	100	532				
1.00	UT	0.00	0.00	100	2014	2014	3	100	100				
1.00	UT	0.00	0.00	100	2014	2014	3	100	200				
1.00	UT	0.00	0.00	100	2019	2019	3	100	8,500				
1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500				

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					179,704				
TOTAL MARKET OB/XF VALUE					10,832				
TOTAL LAND VALUE - MARKET					26,175				
TOTAL MARKET VALUE					216,711				
SOH/AGL Deduction					0				
ASSESSED VALUE					216,711				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					216,711				
TOTAL JUST VALUE					216,711				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					219,316				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22258	M H	286	08/30/2004
18786	M H	125	10/01/2001
8824	SFR	36,000	09/09/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q Q	V I	RSN CD	SALE PRICE	
1540/1019	5/13/2025	WD	Q	I	01	337,000	
GRANTOR: BENN ROXANNE L							
GRANTEE: CACOPERDO DAVID ANT							
1213/1271	4/11/2011	WD	U	I	12	95,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: ROXANNE L BENN & SY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W33 S27 E25 FOP= S6 E6 N6 W6\$ E19 BAS= E12 N27 FOP= N12 W13 S12 E13\$ W12 S27\$ N27 W1 PTO= N12 W10 S12 E10\$ W10 FSP= N12 W33 S12 E33\$ PTR= N30 FST= N30 W14 S30 E14\$ S30\$.									