LOT 33 COUNTRY VILLAGE S/D.
429-724, 475-289, 590-664, 743-1

HENDERSON STANLEY EVAN
183 SW KAREN CT
LAKE CITY, FL 32025

2026

07-4S-17-08120-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

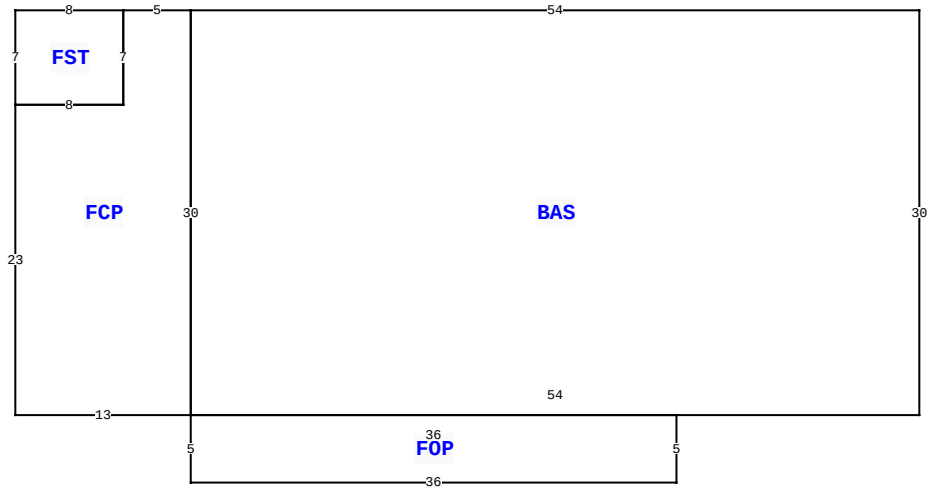
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	174,562
FCP	334	25		84	9,052
FOP	180	30		54	5,819
FST	56	55		31	3,341
TOTALS	2,190			1,789	192,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,789	113.1900	126.77	226,792	1986	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2019 Heated Area: 1620 HX Base Yr 2019



183 SW KAREN 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: 2	Tax Dist:	
BUILDING MARKET VALUE		192,773
TOTAL MARKET OB/XF VALUE		9,340
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		220,613
SOH/AGL Deduction		62,791
ASSESSED VALUE		157,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,100
TOTAL JUST VALUE		220,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39888	STORAGE	0	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/1936	8/27/2018	WD	Q	I	01	157,000
GRANTOR: JAMES M & DORRIE A SL						
GRANTEE: STANLEY EVAN HENDER						
1210/1702	2/28/2011	WD	U	I	40	103,000
GRANTOR: BILLY K YOUNG JR & DE						
GRANTEE: JAMES MICHAEL ALBRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FCP= W5 FST= W8 S7E8 N7$ S7 W8 S23 E13 N30$ S30 FOP= S5 E36 N5 W36$ E54 N30$.

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	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0261	PRCH, UOP	0	100	12	16	192.00	UT	7.00	7.00	100	2012	2012	3	100	1,344	
5	0030	BARN,MT	0	100	24	24	1.00	UT	6,336.00	6,336.00	100	2021	2020		100	6,336	
6	0060	CARPORT F	0	100	10	24	1.00	UT	840.00	840.00	100	2021	2020		100	840	

LAND DESCRIPTION

TOTAL OB/XF 9,340

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/10/2020 BY BC Total Acres: 0.49 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS