

COWEN CHARLES D JR
243 SW BUTTERCUP DR
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor15HARDTILE 80

Interior Floor12HARDWOOD 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Architectural Units05CONV 100
0 100

Quality07 07

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC15416.0701.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,9341001,934231,806

FGR4405524229,005

FOP6530202,397

FOP15830475,633

TOTALS2,5972,243268,842

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100001,695.00UT2.252.251002010201031003,814

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRS100RSF-20.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE06/25/2024BYKSTotal Acres: 0.50Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,243125.9060141.01316,285201020100015.0085.00

1 SINGLE FAM 100% - 2011Heated Area: 1934HX Base Yr 2011

Basement Area (BAS) 20' x 22' = 440 sq ft

Front Porch (FGR) 12' x 3' = 36 sq ft

Rear Porch (FOP) 12' x 3' = 36 sq ft

Side Porch (FOP) 12' x 3' = 36 sq ft

Total FOP Area 72 sq ft

Total BAS Area 440 sq ft

Total Heated Area 512 sq ft

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE268,842

TOTAL MARKET OB/XF VALUE3,814

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE307,656

SOH/AGL Deduction105,551

ASSESSED VALUE202,105

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE151,383

TOTAL JUST VALUE307,656

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE310,819

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

1193/14574/22/2010WDQI01179,900

GRANTOR: JOHN S & PATRICIA M J

GRANTEE: CHARLES D COWEN JR

1185/194712/03/2009WDU V 1281,000

GRANTOR: CAPITAL CITY BANK

GRANTEE: JOHN S & PATRICIA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S3 FOP= W18 S9 E15 R3 U3 N6\$ S6 D3 L3 W15 N9 W18
N3 W12 S33 FGR= S20 E22 N20 W22\$ E22 S7 E11 FOP= S4 E11 N4 W2
N3 W7 S3 W2\$E2 N3 E7 S3 E7 S2 E7 N2 E3 N40\$.