

COMM SW COR OF SEC, RUN N
2457.16 FT TO POB, CONT N 550
FT, E 547.35 FT, S 27 DEG W

CITTA NELSON C/CITTA KAREN
4989 SE OCTOBER ROAD
LAKE CITY, FL 32025

2026

19-6S-18-10629-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 3														
Exterior Wall	19	COMMON BRK 100	0100	01	2,559	114.6600	128.42	328,627	1981	1981	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1995													Heated Area: 2002													
Roof Cover	12	MODULAR MT 100														HX Base Yr 1995													
Interior Wall	05	DRYWALL 100																											
Interior Floop	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																											
Architectural	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											02														
NEIGHBORHOOD/LOC			19618.00	1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	576	100		576	48,081																								
BAS	1,426	100		1,426	119,033																								
FGR	576	55		317	26,461																								
FOP	24	30		7	584																								
FOP	280	30		84	7,012																								
FSP	140	40		56	4,675																								
FSP	160	40		64	5,342																								
PTO	80	5		4	334																								
UST	56	45		25	2,087																								
TOTALS	3,318			2,559	213,608																								
EXTRA FEATURES			4989 SE OCTOBER RD, LAKE CITY																										
L N	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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000													
2	0166	CONC, PAVMT	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	448													
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300													
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200													
5	0166	CONC, PAVMT	0	100	0	0	280.00	UT	3.00	3.00	100	2007	2007	3	100	840													
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400													
7	0294	SHED WOOD/	0	100	40	40	1,600.00	UT	5.00	5.00	75	2013	2013	3	75	6,000													
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400													
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200													
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800													
LAND DESCRIPTION										TOTAL OB/XF										11,588									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	5.52	AC		1.00	1.00	1.00	8,500.00	8,500.00	46,920												
REVIEW DATE 06/10/2024 BY JS Total Acres: 5.52 Total Land Value: 46,920 Market: 0 Agricultural: 0 Common: 46,920 PRINTED 11/18/2025 BY SYS																													

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