

LOT 18 HIGH POINTE S/D.

KARLTON MATTHEW B/KARLTON LYNDI M
122 NW DELANEY CT
LAKE CITY, FL 32055

WD 1189-1043, WD 1445-2485

2026

20-3S-16-02202-118

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	2025	1,036	125,720
BAS	3,187	100	2025	3,187	386,748
FGR	322	55	2025	177	21,479
FGR	838	55	2025	461	55,943
FOP	154	30	2025	46	5,582
FOP	440	30	2025	132	16,018
FST	70	55	2025	38	4,612
FUS	602	100	2025	602	73,054
TOTALS	6,649			5,679	689,158

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	2,160.00	UT 3.00
2	0030	BARN, MT	0	100	0	0	0	1.00	UT 36,000.00
3	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 4,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		PRRD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	5,679	109.9980	123.20	699,653	2024	2024	0	0
1 SINGLE FAM 100% - 2025									
Heated Area: 4825									
HX Base Yr 2025									
122 NW DELANEY CT, LAKE CITY									

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
46,980									

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 3									
Tax Dist:									
BUILDING MARKET VALUE									
689,158									
TOTAL MARKET OB/XF VALUE									
46,980									
TOTAL LAND VALUE - MARKET									
82,500									
TOTAL MARKET VALUE									
818,638									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
818,638									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
767,916									
TOTAL JUST VALUE									
818,638									
NCON VALUE									
40,500									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
788,633									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053380	Right-of-Way Acce		06/16/2025
000053076	Storage Building	38,000	05/12/2025
000050145	Swimming Pool and	75,500	06/18/2024
000048708	New Residential C	207,000	11/20/2023
000048629	New Residential C	734,000	11/13/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1445/2485	8/26/2021	WD	Q	V	01	119,000	
GRANTOR: BROWN ROAD PROPERTIES							
GRANTEE: KARLTON MATTHEW B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=36,19] W30 S6 W12 S12 W22 N12 W15 S18 W6 S18 E6 S12 E15 N7 E22 S7 E12 N18 E30 N18 E5 N13 W5 N5 \$									
BAS=[YR=2025;ORIG=-78,36] W37 S28 E37 N23 N5 \$									
FGR=[YR=2025;ORIG=36,55] W30 S18 S9 E8 S2 E14 N2 E8 N27 \$									
FUS=[YR=2025;ORIG=62,29] W10 S15 W4 S26 E14 N8 E8 N11 W8 N22 \$									
FOP=[YR=2025;ORIG=-6,17] W22 S8 S12 E22 N12 N8 \$									
FGR=[YR=2025;ORIG=-78,41] E14 S23 W14 N23 \$									
FOP=[YR=2025;ORIG=-28,66] E22 S7 W22 N7 \$									
FST=[YR=2025;ORIG=-78,36] E14 S5 W14 N5 \$									
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