THE S 6 2/3 AC OF THE N 20 AC
OF NE1/4 OF SE1/4, BEING MORE
PARTICULARLY DESC: BEG SW COR

FOLEY LINDA ANN
716 SW CHARLES TERRACE
LAKE CITY, FL 32024-9223

2026

25-4S-15-00395-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

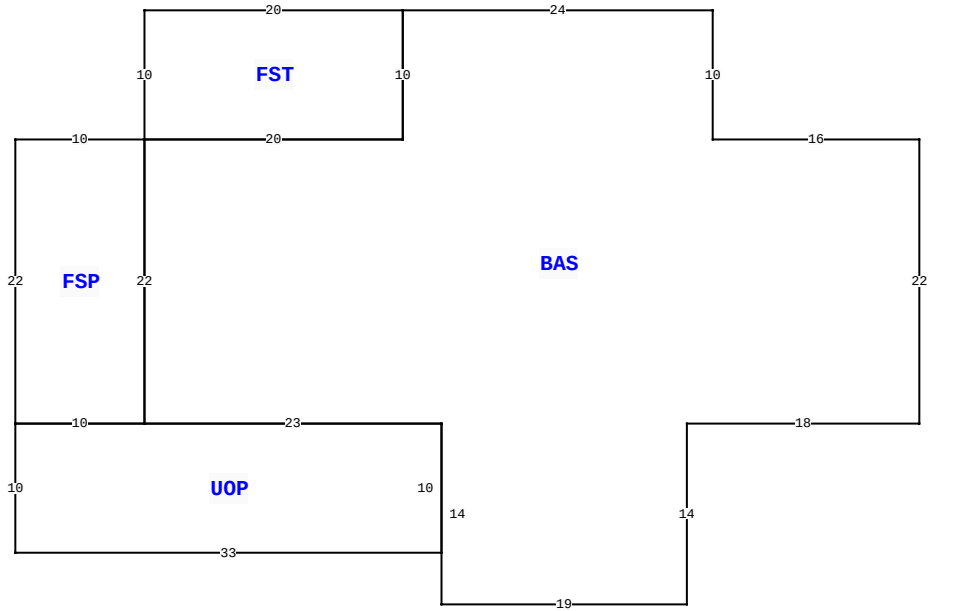
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	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 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	143,128
FSP	220	40		88	6,898
FST	200	55		110	8,622
UOP	330	20		66	5,173
TOTALS	2,576			2,090	163,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	107.6700	120.59	252,033	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1826 HX Base Yr 1996



716 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,821
TOTAL MARKET OB/XF VALUE		14,636
TOTAL LAND VALUE - MARKET		39,960
TOTAL MARKET VALUE		218,417
SOH/AGL Deduction		101,726
ASSESSED VALUE		116,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,969
TOTAL JUST VALUE		218,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0938/0901	10/04/2001	QC	Q	I	01	100
GRANTOR: GREGORY REVIS						
GRANTEE: LINDA ANN REVIS						
0920/0595	1/09/2001	QC	Q	I	01	27,500
GRANTOR: GREGORY REVIS						
GRANTEE: LINDA ANN REVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N10 W24 FST= W20 S10 E20 N10$ S10 W20 FSP= W10S22 E10 N22$ S22 UOP= W10 S10 E33 N10 W23$ E23 S14 E19 N14 E18 N22$.

EXTRA FEATURES

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1970	1970	3	40	14,336	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,636

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	6.66	AC		1.00	1.00	0.60	10,000.00	6,000.00	39,960							

REVIEW DATE 06/28/2016 BY DF Total Acres: 6.66 Total Land Value: 39,960 Market: 0 Agricultural: 0 Common: 39,960 PRINTED 10/07/2025 BY SYS