LOT 8 10TH FAIRWAY VILLAS S/D.
669-751, WD 1277-2531, WD 1517-1

CARTER ROBERT C/CARTER DEBORAH D
318 SW COVEY CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-108

BUILDING CHARACTERISTICS

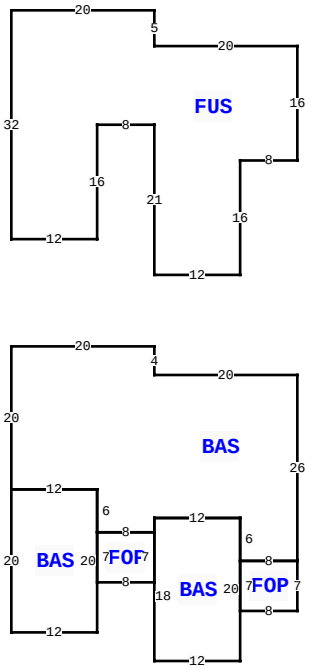
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	15,198
BAS	240	100		240	15,198
BAS	896	100		896	56,740
FOP	56	30		17	1,077
FOP	56	30		17	1,077
FUS	1,024	100		1,024	64,846
TOTALS	2,512			2,434	154,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,434	105.8720	92.11	224,196	1985	2000	0	0	0	31.25	68.75

1 DUPLEX 0% - 2025 Heated Area: 2400 HX Base Yr



208 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,260	
3	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
4	0258	PATIO	0	0	9	12	108.00	UT	2.50	2.50	100	1993	1993	3	100	270	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,135
TOTAL MARKET OB/XF VALUE	4,330
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	174,215
SOH/AGL Deduction	0
ASSESSED VALUE	174,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,215
TOTAL JUST VALUE	174,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32146	MAINT/ALTR	30	07/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1625	6/21/2024	WD	Q	I	01	210,000
GRANTOR: HUNT DARRELL W						
GRANTEE: CARTER ROBERT C						
1277/2531	7/15/2014	WD	Q	I	01	60,000
GRANTOR: RACHEL G MABILE						
GRANTEE: DARRELL W & KATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N4 W20 S20 BAS= S20E12N20 W12$ E12 S6 FOP= S7 E8N7 W8$ E8 BAS= S18 E12 N20 W12 S2$N2 E12 S6 FOP= S7 E8 N7W8$ E8 N26$ PTR=N30 FUS= N16 W20 N5 W20 S32 E12 N16 E8 S21 E12 N16E8$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,330

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	0800	C	MULTI-FAM	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 10/11/2024 BY TP Total Acres: 0.23 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 06/23/2026 BY SYS