

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

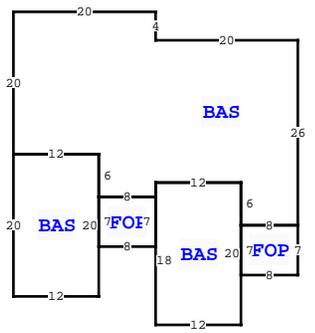
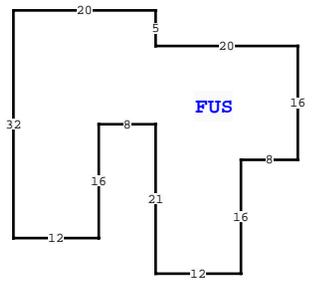
CARTER ROBERT C/CARTER DEBORAH D  
318 SW COVEY CT  
LAKE CITY, FL 32025

**2026**

01-4S-16-02678-108  
COLUMBIA COUNTY PROPERTY

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	0%	2025	95.28	231,912	1985	2000	0	0	31.25	68.75
Heated Area: 2400 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	15,721
BAS	240	100		240	15,721
BAS	896	100		896	58,693
FOP	56	30		17	1,114
FOP	56	30		17	1,114
FUS	1,024	100		1,024	67,077
<b>TOTALS</b>	<b>2,512</b>			<b>2,434</b>	<b>159,440</b>

208 SW WREN CT, LAKE CITY

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

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	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	

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		159,440	
TOTAL MARKET OB/XF VALUE		4,330	
TOTAL LAND VALUE - MARKET		15,750	
TOTAL MARKET VALUE		179,520	
SOH/AGL Deduction		0	
ASSESSED VALUE		179,520	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		179,520	
TOTAL JUST VALUE		179,520	
NCON VALUE		0	
INCOME VALUE		0	
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 W12S E12 S6 FOP= S7 E8N7 W8S E8 BAS= S18 E12 N20 W12 S2N2 E12 S6 FOP= S7 E8 N7W8S E8 N26S PTR=N30 FUS= N16 W20 N5 W20 S32 E12 N16 E8 S21 E12 N16E8S S30S.	

LAND DESCRIPTION										TOTAL OB/XF										4,330				
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	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							