LOTS 2 & 3 COVEY COURT S/D.
ORB 736-668, 816-1696, 958-1483,

CARTER STEVEN A
148 SW SANDPIPER CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-203

BUILDING CHARACTERISTICS

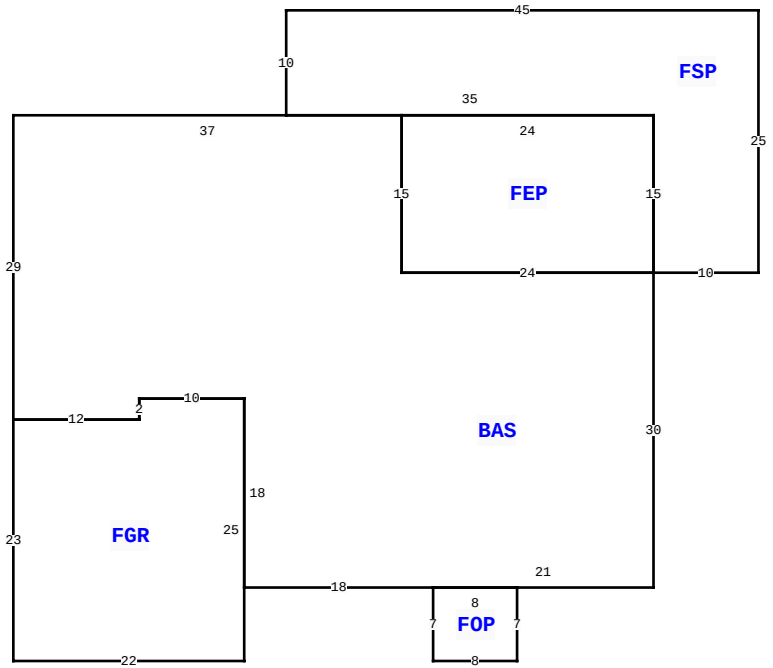
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	1416.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100		2,013	210,190
FEP	360	80		288	30,072
FGR	526	55		289	30,176
FOP	56	30		17	1,775
FSP	600	40		240	25,060
TOTALS	3,555			2,847	297,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,847	118.6560	130.52	371,590	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 2013 HX Base Yr 2016



148 SW SANDPIPER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	1,008.00	UT	2.00	2.00	100	2005	2005	3	100	2,016	
2	0296	SHED METAL	0	100	15	12	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
3	0060	CARPORT F	0	100	12	25	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,272
TOTAL MARKET OB/XF VALUE		5,716
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		372,988
SOH/AGL Deduction		191,976
ASSESSED VALUE		181,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,601
TOTAL JUST VALUE		372,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045664	Roof Replacement	12,500	10/11/2022
21941	SFR	681	06/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/2463	12/15/2014	WD	U	I	38	165,000
GRANTOR: TIMOTHY DUANE HOWELL						
GRANTEE: STEVEN A CARTER (SI						
1278/2258	7/28/2014	WD	U	V	37	20,000
GRANTOR: RICHARD M & BRENDA K						
GRANTEE: STEVEN A CARTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S29 FGR= S23 E22 N25 W10 S2 W12$ E12 N2 E10 S18 E18 FOP= S7 E8 N7 W8$ E21 N30 FSP= E10 N25 W45 S10 E35 S15$ FEP= N15 W24 S15 E24$ W24 N15$.

LAND DESCRIPTION

TOTAL OB/XF 5,716

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	0140	C	SFR GOLF	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/16/2023 BY JB Total Acres: 1.63 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS