LOT 5 COVEY COURT S/D.

736-668, 816-1696, WD 1016-1284,

CARTER TODD
251 SW COVEY CT
LAKE CITY, FL 32025

**2027**

**01-4S-16-02678-205**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| 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 | 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

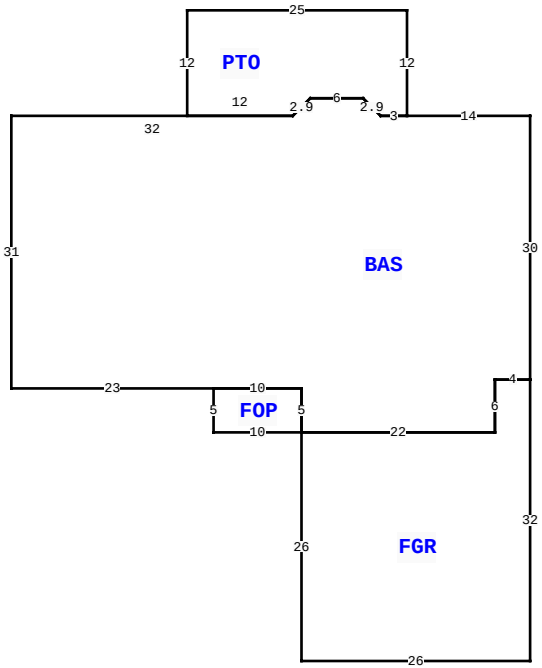
NEIGHBORHOOD/LOC 1416.0500 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,951 | 100 | | 1,951 | 201,562 |
| FGR | 700 | 55 | | 385 | 39,775 |
| FOP | 50 | 30 | | 15 | 1,550 |
| PTO | 284 | 5 | | 14 | 1,446 |
| TOTALS | 2,985 | | | 2,365 | 244,333 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,365 | 117.4040 | 129.14 | 305,416 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1951 HX Base Yr 2006




251 SW COVEY CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,845.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 4,613 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 700 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 244,333 |
| TOTAL MARKET OB/XF VALUE | 8,813 |
| TOTAL LAND VALUE - MARKET | 24,500 |
| TOTAL MARKET VALUE | 277,646 |
| SOH/AGL Deduction | 96,586 |
| ASSESSED VALUE | 181,060 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 129,649 |
| TOTAL JUST VALUE | 277,646 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 282,092 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045467 | Roof Replacement | 14,220 | 09/15/2022 |
| 22323 | SFR | 576 | 09/21/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1407/1689 | 3/05/2020 | QC | U | I | 11 | 100 |
| GRANTOR: CARRIE CARTER | | | | | | |
| GRANTEE: TODD R CARTER | | | | | | |
| 1016/1284 | 5/20/2004 | WD | Q | V | | 13,700 |
| GRANTOR: STE MARIE | | | | | | |
| GRANTEE: TODD & CARRIE CARTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 PTO= N12 W25 S12 E12 R2 U2 E6 D2 R2 E3$ W3 L2 U2 W6 D2 L2 W32 S31 E23 FOP= S5 E10 N5 W10$ E10 S5 FGR= S26 E26 N32 W4 S6 W22$ E22 N6 E4 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 8,813

| 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 | 0100 | C | SFR | 100 | | *RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 35,000.00 | 24,500.00 | 24,500 | | | | | | | |

REVIEW DATE 08/16/2023 BY KS Total Acres: 0.51 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 11/17/2026 BY SYS