

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,951	100	
FGR	700	55	
FOP	50	30	
PTO	284	5	
TOTALS	2,985		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2006									Heated Area: 1951 HX Base Yr 2006	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			253,226
TOTAL MARKET OB/XF VALUE			8,813
TOTAL LAND VALUE - MARKET			24,500
TOTAL MARKET VALUE			286,539
SOH/AGL Deduction			110,753
ASSESSED VALUE			175,786
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			124,375
TOTAL JUST VALUE			286,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,202

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						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,845.00	UT	2.50	2.50	100	2005	2005	3	100	4,613	
3	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

251 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

BUILDING NOTES													
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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										
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	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							