

LOT 9 COVEY COURT S/D.
ORB 736-668, 816-1696, 979-1779.

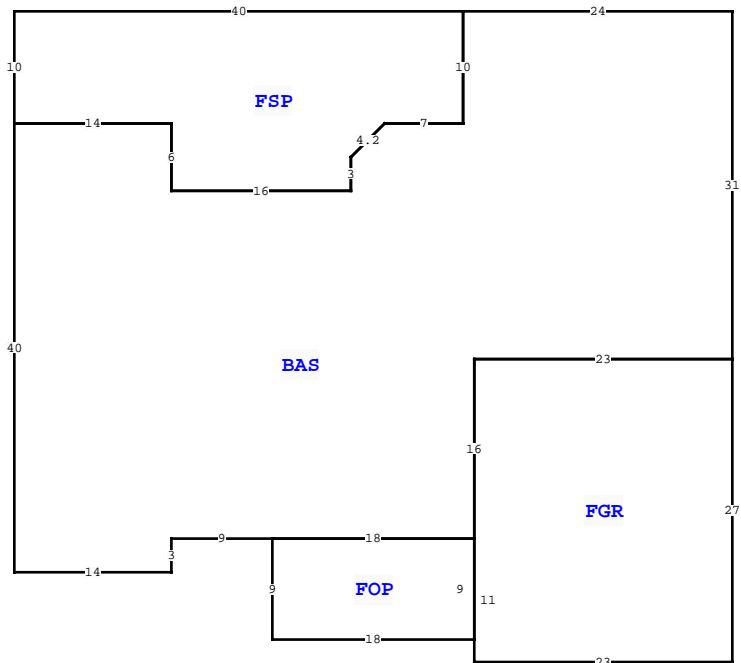
GRAHAM FRANCES P/GRAHAM WILLIAM J
440 SW COVEY DR
LAKE CITY, FL 32025

2026

01-4S-16-02678-209
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| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 80 |
| Exterior Wall | 21 | STONE | 20 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 15 | HARDTILE | 80 |
| Interior Floor | 14 | CARPET | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 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 | 2,182 | 100 | |
| FGR | 621 | 55 | |
| FOP | 162 | 30 | |
| FSP | 501 | 40 | |
| TOTALS | 3,466 | | |
| | | 2,773 | 317,954 |

| 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% | - 2010 | | | | | | | | |
| Heated Area: 2182 | | | | | | HX Base Yr 2010 | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 317,954 | | | |
| TOTAL MARKET OB/XF VALUE | 14,198 | | | |
| TOTAL LAND VALUE - MARKET | 35,000 | | | |
| TOTAL MARKET VALUE | 367,152 | | | |
| SOH/AGL Deduction | 133,200 | | | |
| ASSESSED VALUE | 233,952 | | | |
| TOTAL EXEMPTION VALUE | 51,411 | | HX HB | |
| BASE TAXABLE VALUE | 182,541 | | | |
| TOTAL JUST VALUE | 367,152 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 371,030 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000050139 | Roof Replacement | 22,375 | 06/18/2024 |
| 24669 | SFR | 679 | 06/26/2006 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0979/1779 | 4/02/2003 | WD Q | Q | V | | 24,000 |

GRANTOR: CLAUDE & NICOLE STE M
GRANTEE: FRANCES P & WILLIAM

| 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 0 | 0 | 1,766.00 | UT | 3.00 | | | | 3.00 | 5,298 |
| 2 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | | | | 0.00 | 4,800 |
| 3 | 0263 | PRCH, USP | 0 | 100 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | | | | 0.00 | 3,600 |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | | | | 0.00 | 500 |

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

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W24 FSP= W40 S10 E14 S6 E16 N3 R3 U3 E7 N10\$ S10 W7 D3 L3 S3 W16 N6 W14 S40 E14 N3 E9 FOP= S9 E18 N9 W18\$ E18 FGR= S11 E23 N27 W23 S16\$ N16 E23 N31\$. | |

| 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 | 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 | | | | | | | |