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

2027

01-4S-16-02678-209

BUILDING CHARACTERISTICS

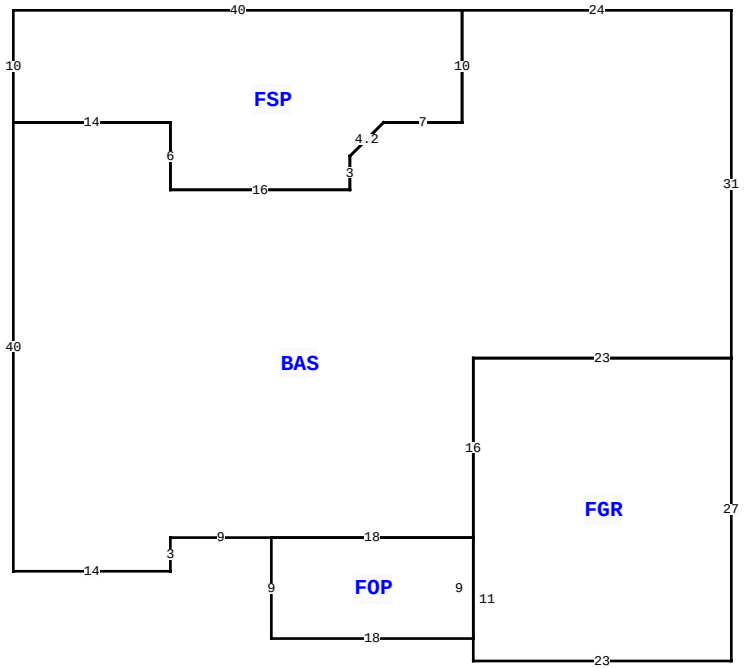
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100		2,182	245,734
FGR	621	55		342	38,515
FOP	162	30		49	5,519
FSP	501	40		200	22,524
TOTALS	3,466			2,773	312,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	124.8520	137.34	380,844	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 2182 HX Base Yr 2010



440 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	0166	CONC,PAVMT	0	100	0	0	1,766.00	UT	3.00	3.00	100	2007	2007	3	100	5,298	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,800	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	312,292
TOTAL MARKET OB/XF VALUE	14,198
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	361,490
SOH/AGL Deduction	120,519
ASSESSED VALUE	240,971
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	189,560
TOTAL JUST VALUE	361,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,152

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	V		24,000

GRANTOR: CLAUDE & NICOLE STE M

GRANTEE: FRANCES P & WILLIAM

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 14,198

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							

REVIEW DATE 07/25/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS