LOT 12 COVEY COURT S/D.

ORB 736-668, 816-1696. WD 1035-3

CUMMINGS CHARLES M/CUMMINGS CYNTHIA A
443 SW COVEY CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-212

BUILDING CHARACTERISTICS

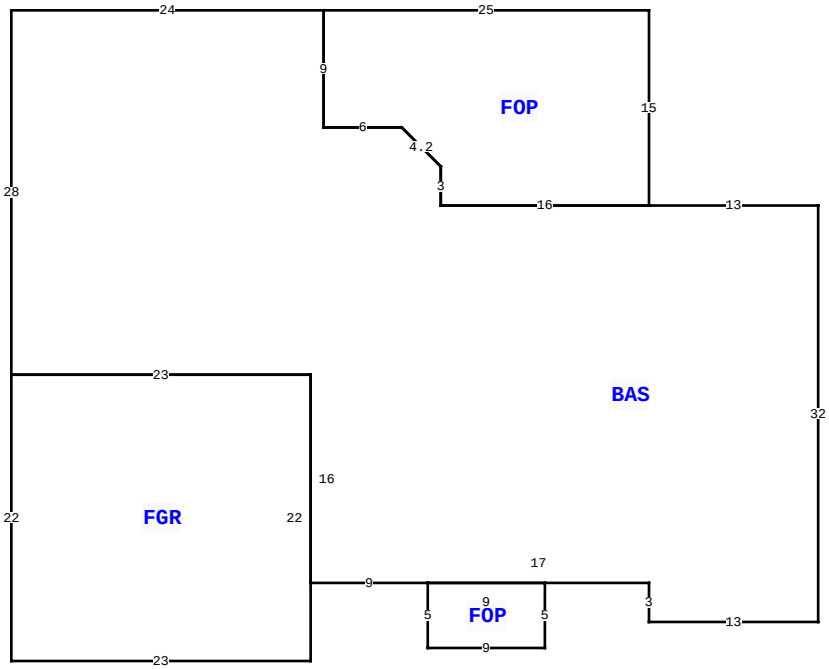
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,879	100		1,879	195,241
FGR	506	55		278	28,886
FOP	45	30		14	1,455
FOP	326	30		98	10,183
TOTALS	2,756			2,269	235,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	116.6220	128.28	291,067	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1879 HX Base Yr 2007



443 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,489.00	UT	2.50	2.50	100	2006	2006	3	100	3,723	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,764
TOTAL MARKET OB/XF VALUE		5,723
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,487
SOH/AGL Deduction		93,374
ASSESSED VALUE		183,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,702
TOTAL JUST VALUE		276,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048484	Roof Replacement	20,000	10/24/2023
23489	SFR	561	08/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/2109	6/02/2006	WD	Q	I		250,000
GRANTOR: V & M FINANCIAL INC						
GRANTEE: CHARLES M & CYNTHIA						
1052/1050	7/19/2005	WD	Q	V	02	50,000
GRANTOR: MCCARTY & VAZQUEZ						
GRANTEE: V & M FINANCIAL INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N15 W25 S9 E6 D3 R3 S3 E16$ W16 N3 L3 U3 W6 N9 W24 S28 FGR= S22 E23 N22 W23$ E23 S16 E9 FOP= S5 E9 N5 W9$ E17 S3 E13 N32$.

LAND DESCRIPTION

TOTAL OB/XF 5,723

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 12/04/2023 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS