LOT 17 COVEY COURT S/D.

736-668, 816-1696, WD 1035-312,

CARTER TAMMY LEE/CARTER ROBERT
318 SW COVEY CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-217

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

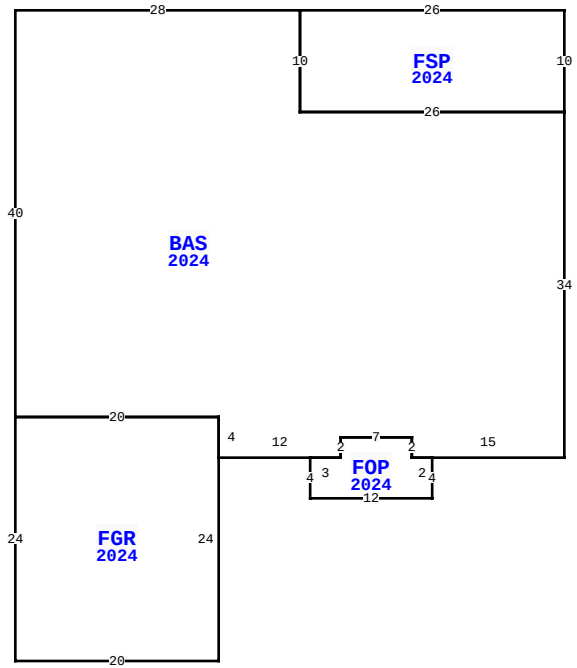
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,022	100	2024	2,022	262,993
FGR	480	55	2024	264	34,337
FOP	62	30	2024	19	2,472
FSP	260	40	2024	104	13,527
TOTALS	2,824			2,409	313,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	116.4240	132.72	319,722	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2022 HX Base Yr 2024



399 SW COVEY CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		313,328
TOTAL MARKET OB/XF VALUE		2,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		350,908
SOH/AGL Deduction		5,256
ASSESSED VALUE		345,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,241
TOTAL JUST VALUE		350,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047469	New Residential C	331	06/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1850	2/14/2023	WD	Q	V	03	27,000
GRANTOR: CARTER STEVEN						
GRANTEE: WINNETT TAMMY L						
1447/1857	9/09/2021	WD	Q	V	01	25,000
GRANTOR: PRESTE MARK EDWARD AK						
GRANTEE: CARTER STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,11] W28 S40 E20 S4 E12 N2 E7 S2 E15 N34 W26 N10 $
FGR=[YR=2024;ORIG=32,51] E20 S24 W20 N24 $
FSP=[YR=2024;ORIG=60,11] E26 S10 W26 N10 $
FOP=[YR=2024;ORIG=71,53] W7 S2 W3 S4 E12 N4 W2 N2 $
.

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	860.00	UT	3.00	3.00	100	2024	2023		100	2,580	

LAND DESCRIPTION

TOTAL OB/XF 2,580

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS