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**

## BUILDING CHARACTERISTICS

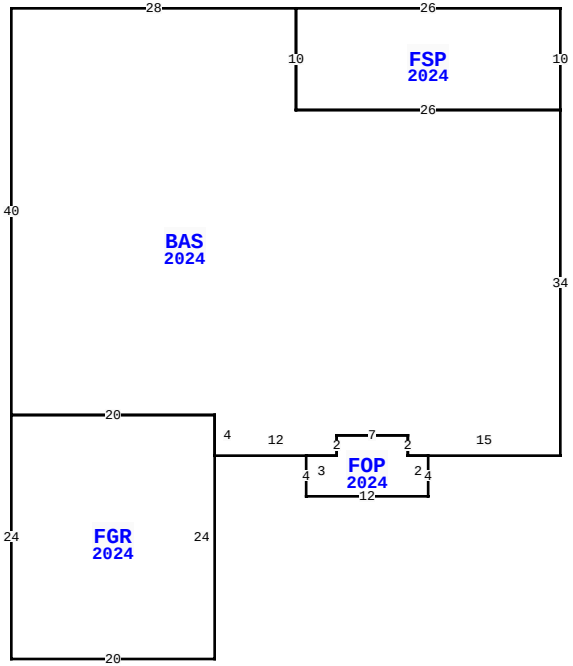
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | 258,376 |
| FGR | 480 | 55 | 2024 | 264 | 33,735 |
| FOP | 62 | 30 | 2024 | 19 | 2,427 |
| FSP | 260 | 40 | 2024 | 104 | 13,290 |
| TOTALS | 2,824 | | | 2,409 | 307,828 |

## 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 | 130.39 | 314,110 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 307,828 |
| TOTAL MARKET OB/XF VALUE | | 2,580 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 345,408 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 345,408 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 293,997 |
| TOTAL JUST VALUE | | 345,408 |
| 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 $
.

## 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 06/22/2026 BY SYS