LOT 1 CHARLESTON COURT S/D.

779-1087, 828-278, 876-2206,

TRAN DUC VAN/PHAN LE THI
1054 SW CHARLESTON CT
LAKE CITY, FL 32055

2027

06-4S-17-07979-201

BUILDING CHARACTERISTICS

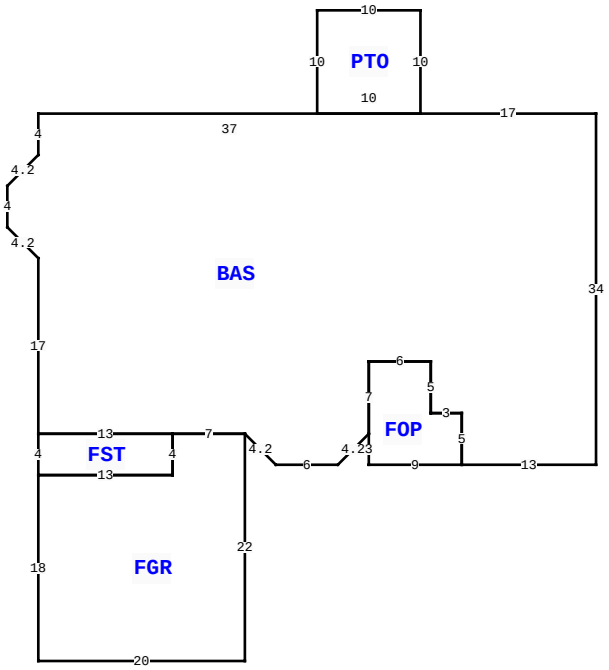
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	6417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	169,469
FGR	388	55		213	21,072
FOP	75	30		22	2,176
FST	52	55		29	2,869
PTO	100	5		5	495
TOTALS	2,328			1,982	196,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	128.4822	141.33	280,116	1999	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 1713 HX Base Yr 2026



1054 SW CHARLESTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 JS
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		196,081
TOTAL MARKET OB/XF VALUE		4,331
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,912
SOH/AGL Deduction		0
ASSESSED VALUE		218,912
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,501
TOTAL JUST VALUE		218,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,478

SALE:1:1: FOR 5 LOTS (1,3,5,10 & 12)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00041			02/13/2024
1476	SFR	222	02/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1145	1/09/2025	WD	Q	I	01	295,000
GRANTOR: CHARLESTON SW LLC						
GRANTEE: TRAN DUC VAN						
1443/1543	7/20/2021	QC	U	I	11	100
GRANTOR: BRADY WILLIAM T						
GRANTEE: CHARLESTON SW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W10 S10 E10$ W37 S4 L3 D3 S4 D3 R3 S17 FST= S4 E13 N4 W13$ E13 FGR= S4 W13 S18 E20 N22 W7$ E7 D3 R3 E6 R3 U3 FOP= S3 E9 N5 W3 N5 W6 S7$ N7 E6 S5 E3 S5 E13 N34$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,367.00	UT	1.50	1.50	100	1999	1999	3	100	2,051	
3	0120	CLFENCE 4	0	100	0	0	240.00	UT	4.50	4.50	100	1999	1999	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,331

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/17/2025 BY TP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS