LOT 2 CHARLESTON COURT S/D.
779-1087, 920-597, 941-914,
WD 1192-2353, CT 1316-657, WD

PERTEE BARBARA JEAN
1040 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

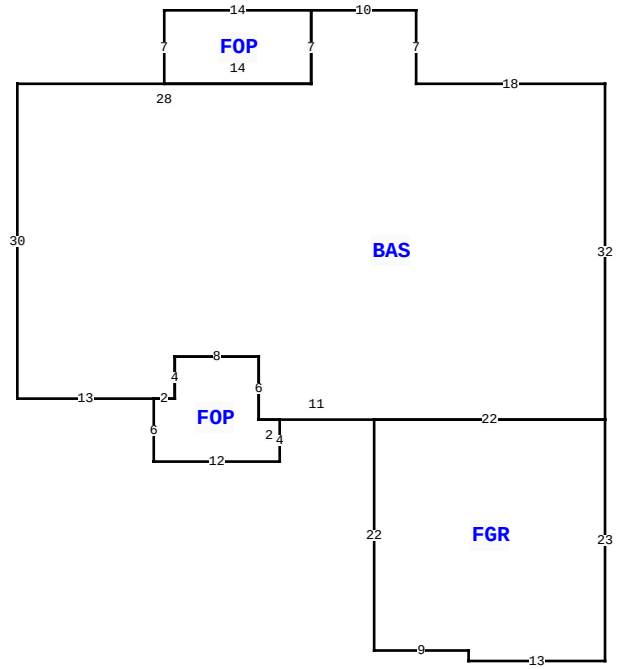
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,784	100		1,784	156,071
FGR	497	55		273	23,883
FOP	98	30		29	2,537
FOP	100	30		30	2,625
TOTALS	2,479			2,116	185,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	120.1662	134.59	284,792	2001	2001	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1784 HX Base Yr



1040 SW CHARLESTON CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,115
TOTAL MARKET OB/XF VALUE	2,313
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	205,928
SOH/AGL Deduction	0
ASSESSED VALUE	205,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,928
TOTAL JUST VALUE	205,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2101	SFR	349	05/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/0404	10/09/2019	WD	Q	I	01	172,000
GRANTOR: DAVID MICHAEL JR & SH						
GRANTEE: BARBARA JEAN PERTEE						
1327/1386	12/15/2016	WD	U	I	18	120,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: DAVID MICHAEL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N7 W10 FOP= W14 S7 E14 N7$ S7 W28 S30 E13 FOP= S6 E12 N4 W2 N6 W8 S4 W2$ E2 N4 E8 S6 E11FGR= S22 E9 S1 E13 N23 W22$ E22 N32$.

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	0	0	0	1,342.00	UT	1.50	1.50	100	2001	2001	3	100	2,013	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,313

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/29/2026 BY SYS