LOT 3 CHARLESTON COURT S/D.
779-1087, 828-278, 841-761, QC 1

JOHNSON ADAM/JOHNSON JENNIFER
1024 SW CHARLESTON CT
LAKE CITY, FL 32025

2027

06-4S-17-07979-203

BUILDING CHARACTERISTICS

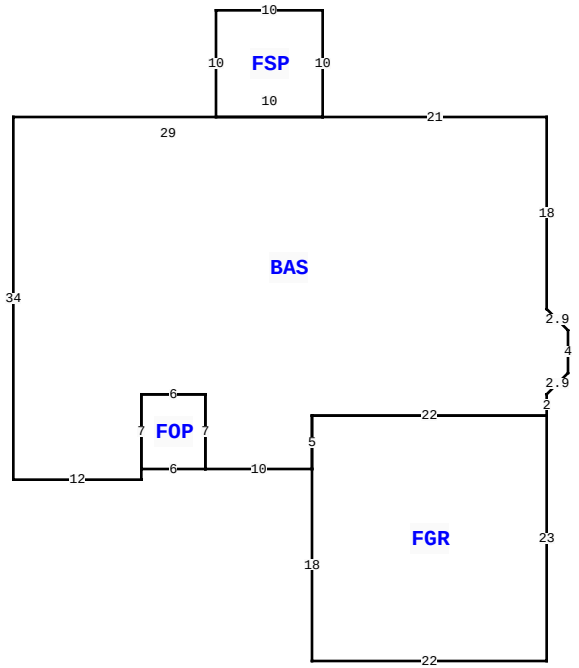
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,522	100		1,522	180,401
FGR	506	55		278	32,951
FOP	42	30		13	1,541
FSP	100	40		40	4,741
TOTALS	2,170			1,853	219,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	139.0321	152.94	283,398	1997	2010	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 2023 Heated Area: 1522 HX Base Yr



1024 SW CHARLESTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	219,633
TOTAL MARKET OB/XF VALUE	20,319
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	258,452
SOH/AGL Deduction	0
ASSESSED VALUE	258,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,452
TOTAL JUST VALUE	258,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,444

SALE:2:1: FOR 5 LOTS (1,3,5,10 & 12)

SALE:1:1: SOLD IMPV'D (VAC FOR 97)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043829	Roof Replacement	13,640	03/02/2022
947	POOL ENCL	187	07/28/2008
3856	POOL	140	08/28/2006
785	SFR	220	08/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1721	6/10/2022	WD	U	I	37	310,000
GRANTOR: JORDAN JOSEPH BASCOM						
GRANTEE: JOHNSON ADAM						
1358/1079	4/23/2018	WD	Q	I	01	189,000
GRANTOR: NANCY A BAILDON						
GRANTEE: JOSEPH BASCOM JORDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N10 W10 S10 E10$ W29 S34 E12 N1 FOP= E6 N7 W6 S7$ N7 E6 S7 E10 FGR= S18 E22 N23 W22 S5 $ N5 E22 N2 R2 U2 N4 U2 L2 N18$.

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	1,008.00	UT	1.50	1.50	100	1997	1997	3	100	1,512	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1997	1997	3	100	900	
3	0280	POOL R/CON	0	0	16	31	496.00	UT	70.00	70.00	100	2006	2006	3	51	17,707	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 20,319

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 12/21/2022 BY JS Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS