LOT 4 CHARLESTON COURT S/D.

779-1087, 863-1483, WD 1426-530,

SANDERS CALEB
1008 SW CHARLESTON COURT
LAKE CITY, FL 32025

2027

06-4S-17-07979-204

BUILDING CHARACTERISTICS

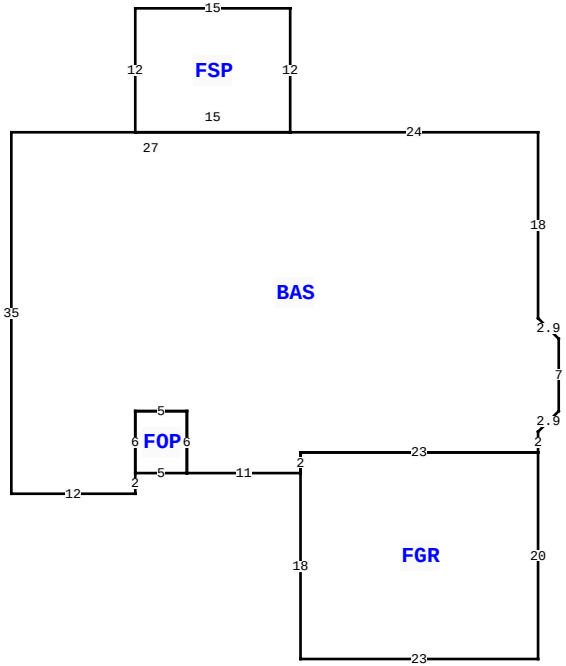
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,649	100		1,649	164,503
FGR	460	55		253	25,239
FOP	30	30		9	898
FSP	180	40		72	7,182
TOTALS	2,319			1,983	197,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	122.5570	134.81	267,328	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2023 Heated Area: 1649 HX Base Yr 2023



1008 SW CHARLESTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	968.00	UT	1.50	1.50	100	1999	1999	3	100	1,452	
2	0130	CLFENCE 5	0	100	0	0	112.00	UT	8.50	8.50	100	2008	2008	3	100	952	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2008	2008	3	58	20,787	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	197,823
TOTAL MARKET OB/XF VALUE	23,491
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	239,814
SOH/AGL Deduction	0
ASSESSED VALUE	239,814
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	183,403
TOTAL JUST VALUE	239,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
947	POOL	187	07/28/2008
1335	SFR	240	08/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/530	12/10/2020	WD	Q	I	01	199,000
GRANTOR: NORRIS GAYLE R						
GRANTEE: SANDERS CALEB						
0863/1483	7/31/1998	WD	Q	V		15,900
GRANTOR: RICHMOND ASSETS						
GRANTEE: G NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W15 S12 E15$ W27 S35 E12 N2 FOP= E5 N6 W5 S6$ N6 E5 S6 E11 FGR= S18 E23 N20 W23 S2 $ N2 E23 N2 R2 U2 N7 U2 L2 N18$.

LAND DESCRIPTION

TOTAL OB/XF 23,491

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		00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS