

LOT 5 CHARLESTON COURT S/D.
779-1087, 828-278, 845-822, 891-

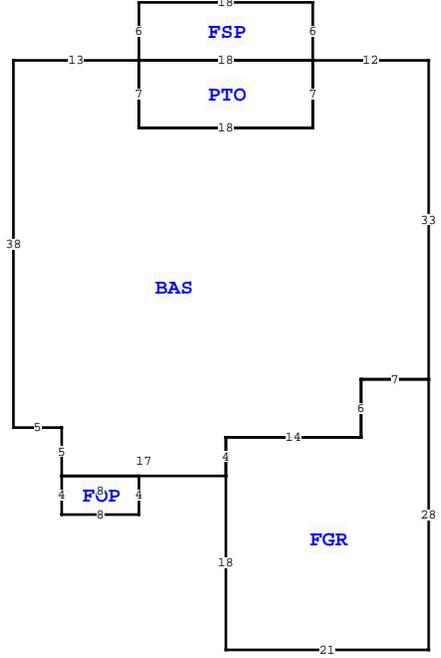
THOMPSON EDMUND/THOMPSON ALAINA H
994 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-205
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,572	100	
FGR	504	55	
FOP	32	30	
FSP	108	40	
PTO	126	5	
TOTALS	2,342		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,908	119.4386	133.77	255,233	1997	1997	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1572 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			165,901
TOTAL MARKET OB/XF VALUE			3,733
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			188,134
SOH/AGL Deduction			52,085
ASSESSED VALUE			136,049
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			84,638
TOTAL JUST VALUE			188,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1620	8/05/2021	WD	Q	I	01	210,000
GRANTOR: BAILDON NANCY A						
GRANTEE: THOMPSON EDMUND						
1423/0768	10/29/2020	WD	U	I	11	100
GRANTOR: FREDERICK J MISICH						
GRANTEE: FREDERICK J MISICH						

EXTRA FEATURES		994 SW CHARLESTON CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1,075.00
2	0190	FPLC PF	1,200.00
3	0120	CLFENCE 4	4.50
4	0294	SHED WOOD/	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FSP= N6 W18 S6 E18\$PTO= W18 S7 E18 N7\$ S7 W18 N7W13 S38 E5 S5 FOP= S4 E8 N4 W8\$ E17 FGR= S18 E21 N28 W7 S6 W14 S4\$ N4 E14 N6 E7 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,733																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							