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

2027

06-4S-17-07979-205

BUILDING CHARACTERISTICS

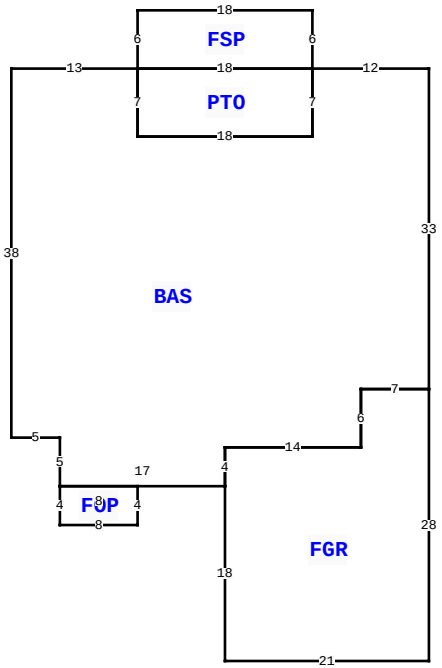
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,572	100		1,572	134,244
FGR	504	55		277	23,655
FOP	32	30		10	854
FSP	108	40		43	3,672
PTO	126	5		6	512
TOTALS	2,342			1,908	162,937

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	131.38	250,673	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1572 HX Base Yr 2022



994 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	1,075.00	UT	1.50	1.50	100	1997	1997	3	100	1,613	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	100	1997	1997	3	100	720	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,733

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 11/24/2021 BY CP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	162,937
TOTAL MARKET OB/XF VALUE	3,733
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	185,170
SOH/AGL Deduction	45,040
ASSESSED VALUE	140,130
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	88,719
TOTAL JUST VALUE	185,170
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						

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$.