LOT 6 CHARLESTON COURT S/D.

779-1087, 966-1955, WD 1037-766,

HAYNES MEL VINCENT/HAYNES BETSY N
990 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-206

BUILDING CHARACTERISTICS

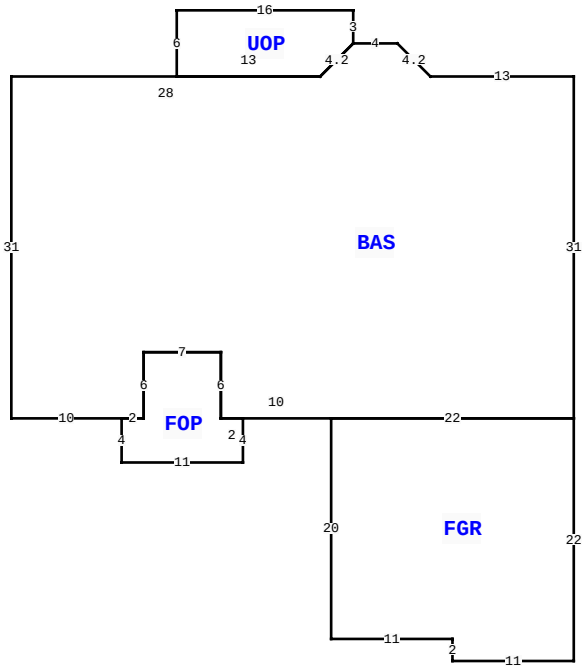
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,560	100		1,560	142,146
FGR	462	55		254	23,144
FOP	86	30		26	2,369
UOP	92	20		18	1,640
TOTALS	2,200			1,858	169,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	116.2260	130.17	241,856	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 1560 HX Base Yr 2020



990 SW CHARLESTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		169,299
TOTAL MARKET OB/XF VALUE		3,605
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		196,029
SOH/AGL Deduction		44,055
ASSESSED VALUE		151,974
TOTAL EXEMPTION VALUE	HX HB 13	151,974
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		196,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3163	SFR	386	01/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/1959	11/27/2019	WD	Q	I	01	160,000
GRANTOR: TERRI PHILLIPS CASON						
GRANTEE: MEL VINCENT & BETSY						
1246/2734	10/02/2012	WD	U	I	12	97,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: TERRI PHILLIPS CASO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U3 L3 W4 UOP= N3 W16 S6 E13 R3 U3 $ D3 L3 W28 S31 E10 FOP= S4 E11 N4 W2 N6 W7 S6 W2$ E2 N6 E7 S6 E10 FGR= S20 E11 S2 E11 N22 W22$ E22 N31$.

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	1,042.00	UT	2.50	2.50	100	2005	2005	3	100	2,605	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,605

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	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.76 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 05/29/2026 BY SYS