

LOT 7 CHARLESTON COURT S/D.  
779-1087, 924-2045, 974-1263. WD

GARDNER LAURA ANN  
P O BOX 2081  
LAKE CITY, FL 32056

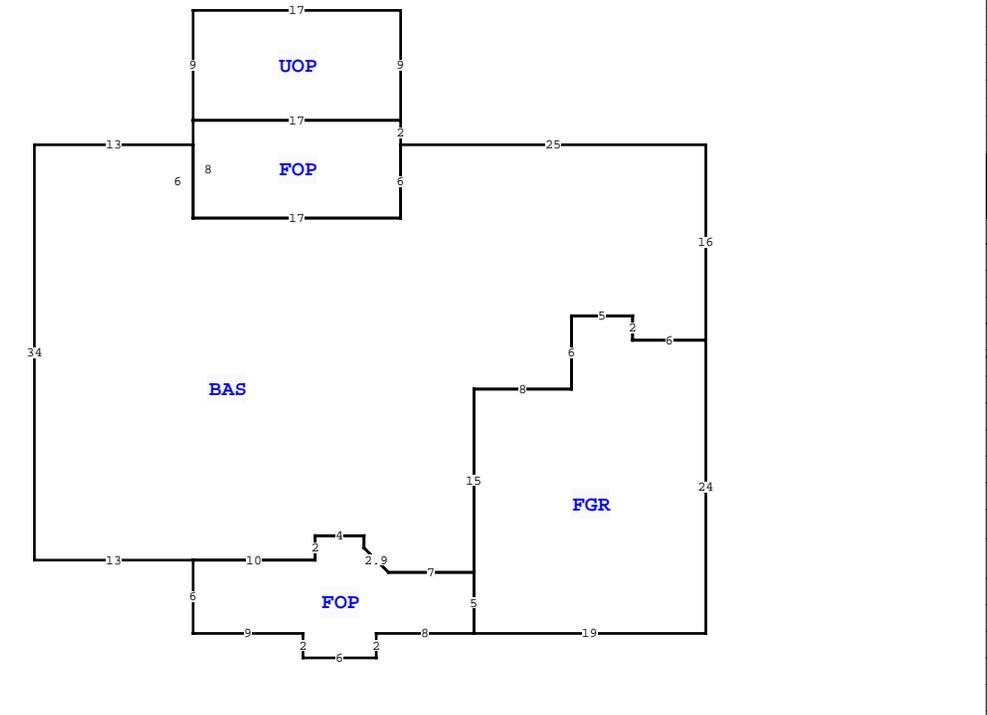
**2026**

06-4S-17-07979-207  
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,803	118.0200	132.18	238,321	2001	2001	0	0	28.80	71.20

1 SINGLE FAM 100% - 2008 Heated Area: 1447 HX Base Yr 2008



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100		1,447	136,180
FGR	434	55		239	22,493
FOP	136	30		41	3,858
FOP	151	30		45	4,235
UOP	153	20		31	2,918
<b>TOTALS</b>	<b>2,321</b>			<b>1,803</b>	<b>169,685</b>

986 SW CHARLESTON CT, LAKE CITY

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

L N	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	672.00	UT	1.50	1.50	100	2001	2001	3	100	1,008	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

TOTAL OB/XF 1,058

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.50	35,000.00	52,500.00	52,500							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		169,685
TOTAL MARKET OB/XF VALUE		1,058
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		223,243
SOH/AGL Deduction		77,856
ASSESSED VALUE		145,387
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,976
TOTAL JUST VALUE		223,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2080	SFR	296	05/02/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/1586	4/13/2007	WD Q	Q	I		186,500
GRANTOR: BARBARA BLEVINS						
GRANTEE: GARDNER LAURA ANN						
1082/0403	4/27/2006	WD Q	Q	I		179,900
GRANTOR: WARREN & LAURA A ZWAN						
GRANTEE: BARBARA BLEVINS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FOP= N2 UOP= N9 W17 S9 E17\$ W17 S8 E17 N6\$ S6 W17 N6 W13 S34 E13 FOP= S6 E9 S2 E6 N2 E8 N5 W7 U2 L2 N1 W4 S2 W10\$ E10 N2 E4 S1 R2 D2 E7 FGR= S5 E19 N24 W6 N2 W5 S6 W8 S15\$ N15 E8 N6 E5 S2 E6 N16\$.	