LOT 8 CHARLESTON COURT S/D.

ORB 779-1087, 929-1734, WD 1053-

WINEBERG ROBERT MERRIL III/WINEBERG BARBARA JEAN
991 SW CHARLESTON CRT
LAKE CITY, FL 32025

2027

06-4S-17-07979-208

BUILDING CHARACTERISTICS

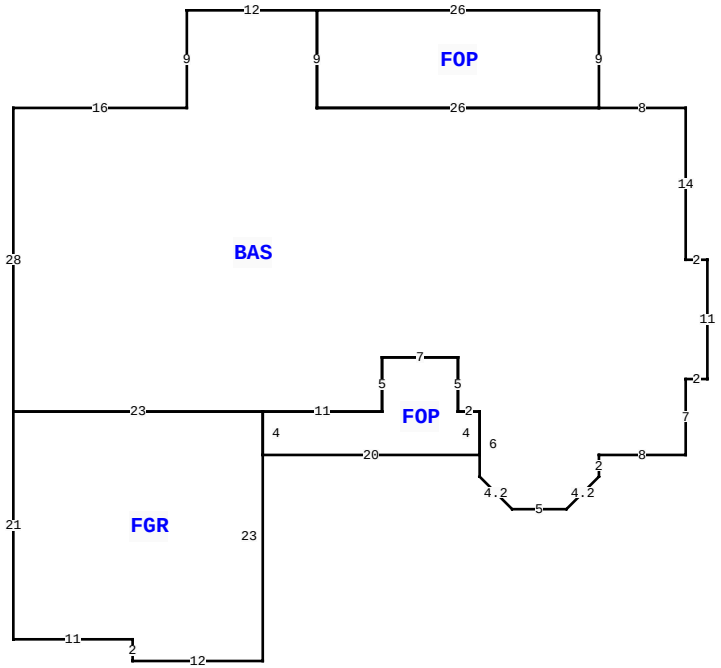
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,953	100		1,953	166,746
FGR	507	55		279	23,821
FOP	115	30		34	2,903
FOP	234	30		70	5,977
TOTALS	2,809			2,336	199,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	118.5030	130.35	304,498	2002	2002	0	0	0	34.50	65.50

1 SINGLE FAM 100% - 2007 Heated Area: 1953 HX Base Yr 2007



991 SW CHARLESTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	199,446
TOTAL MARKET OB/XF VALUE	18,988
TOTAL LAND VALUE - MARKET	28,125
TOTAL MARKET VALUE	246,559
SOH/AGL Deduction	63,552
ASSESSED VALUE	183,007
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	131,596
TOTAL JUST VALUE	246,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2495	POOL	160	10/22/2002
2217	SFR	420	10/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1806	8/02/2006	WD	Q	I		272,500
GRANTOR: VERNON & TISCHE LOCKE						
GRANTEE: ROBERT & BARBARA WI						
1053/1181	7/27/2005	WD	Q	I		255,000
GRANTOR: STEPHEN CRAWFORD						
GRANTEE: VERNON S & TISCHE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N9 W26 S9 E26$ W26 N9 W12 S9 W16 S28 FGR= S21 E11 S2 E12 N23 W23 $ E23 FOP= S4 E20 N4 W2 N5 W7 S5 W11$ E11 N5 E7 S5 E2 S6 R3 D3 E5 U3 R3 N2 E8 N7 E2 N11 W2 N14$.

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	1,030.00	UT	2.00	2.00	100	2002	2002	3	100	2,060	
2	0119	MASONRY WA	0	100	4	78	312.00	UT	5.00	5.00	100	2002	2002	3	100	1,560	
3	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	2002	2002	3	40	13,440	
4	0166	CONC,PAVMT	0	100	38	38	964.00	UT	2.00	2.00	100	2002	2002	3	100	1,928	

LAND DESCRIPTION

TOTAL OB/XF 18,988

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	22,500.00	28,125.00	28,125							

REVIEW DATE 09/16/2016 BY DF Total Acres: 0.54 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/17/2026 BY SYS