LOT 10 CHARLESTON COURT S/D.

779-1087, 828-278, 883-793, WD 1

SAUER MONICA M
1009 SW CHARLESTON CT
LAKE CITY, FL 32025

2027

06-4S-17-07979-210

BUILDING CHARACTERISTICS

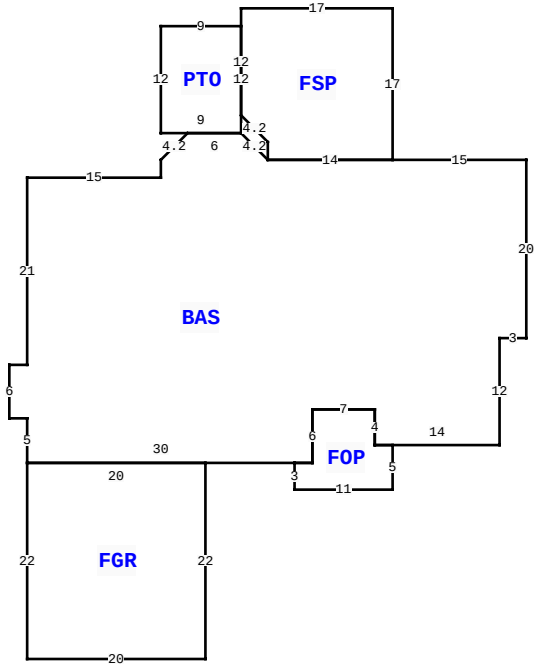
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,801	100		1,801	152,465
FGR	440	55		242	20,487
FOP	79	30		24	2,032
FSP	279	40		112	9,482
PTO	108	5		5	423
TOTALS	2,707			2,184	184,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	118.3990	130.24	284,444	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1801 HX Base Yr 2020



1009 SW CHARLESTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	184,889
TOTAL MARKET OB/XF VALUE	3,602
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	206,991
SOH/AGL Deduction	39,872
ASSESSED VALUE	167,119
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	115,708
TOTAL JUST VALUE	206,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,355

SALE:1:1: FOR 5 LOTS (1,3,5,10 & 12)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1462	SFR	238	02/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1798	3/15/2019	WD	Q	I	01	165,000
GRANTOR: OTONIEL PALACIOS						
GRANTEE: MONICA M SAUER						
1294/2482	5/19/2015	WD	Q	I	01	140,000
GRANTOR: WILLIAM J & JUDITH D						
GRANTEE: OTONIEL PALACIOS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N17 W17 S12 R3 D3 S2 E14$ W14 U3 L3 PTO= N12 W9 S12 E9$ W6 L3 D3 S2 W15 S21 W2 S6 E2 S5 FGR= S22 E20 N22 W20$ E30 FOP= S3 E11 N5 W2 N4 W7 S6 W2$ E2 N6 E7 S4 E14 N12 E3 N20 $.

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	1,401.00	UT	1.50	1.50	100	1999	1999	3	100	2,102	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,602

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 09/16/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS