

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	132.61	289,620	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

L	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	

QUALITY					
DOR CODE	MAP NUM				
06 06	0100 SINGLE FAMILY				
06	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	155,240
FGR	440	55		242	20,860
FOP	79	30		24	2,069
FSP	279	40		112	9,654
PTO	108	5		5	431
TOTALS	2,707			2,184	188,253

EXTRA FEATURES	
BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

LAND DESCRIPTION	
L N	USE CODE
1	0100

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	188,253
TOTAL MARKET OB/XF VALUE	3,602
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	210,355
SOH/AGL Deduction	48,104
ASSESSED VALUE	162,251
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	110,840
TOTAL JUST VALUE	210,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,355

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	Q	I	01	165,000
GRANTOR: OTONIEL PALACIOS						
GRANTEE: MONICA M SAUER						
1294/2482	5/19/2015	WD Q	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 \$.	