LOT 11 CHARLESTON COURT S/D.

ORB 779-1087, 886-1052, QCD 1000

SPITZER CONNIE SUSAN GLENN
1025 SW CHARLESTON CT
LAKE CITY, FL 32025-5609

2027

06-4S-17-07979-211

BUILDING CHARACTERISTICS

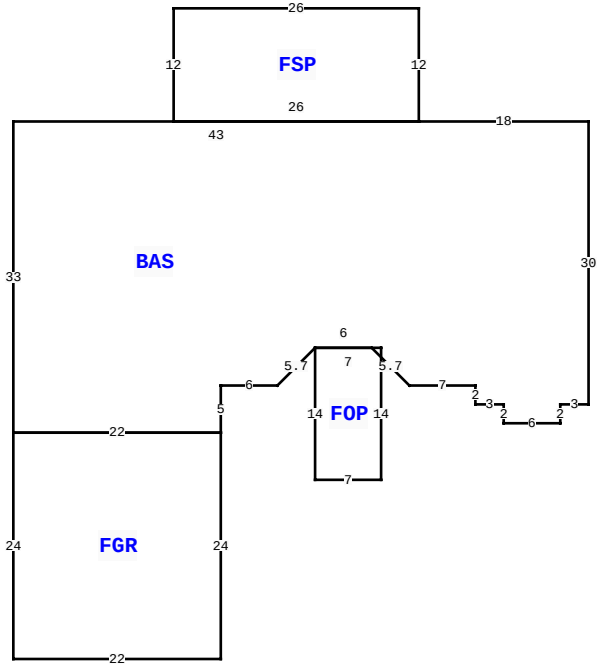
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,814	100		1,814	162,294
FGR	528	55		290	25,946
FOP	98	30		29	2,594
FSP	312	40		125	11,183
TOTALS	2,752			2,258	202,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	108.4460	119.29	269,357	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1814 HX Base Yr 2016



1025 SW CHARLESTON CT, LAKE CITY

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

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	1,215.00	UT	1.50	1.50	100	2000	2000	3	100	1,823	
2	0120	CLFENCE 4	0	100	20	8	160.00	UT	2.50	2.50	100	2000	2000	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	202,018
TOTAL MARKET OB/XF VALUE	2,223
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	222,741
SOH/AGL Deduction	66,762
ASSESSED VALUE	155,979
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	104,568
TOTAL JUST VALUE	222,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1620	SFR	376	08/31/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0260	2/06/2015	WD	U	I	12	108,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CONNIE SUSAN GLENN						
1274/1257	5/06/2014	WD	U	I	12	100
GRANTOR: BANK OF AMERICA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W26 S12 E26$ W43 S33 FGR= S24 E22 N24 W22$ E22 N5 E6 U4 R4 FOP= S14 E7 N14 W7$ E6 R4 D4 E7 S2 E3 S2 E6 N2 E3 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,223

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: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS