LOT 12 CHARLESTON COURT S/D.

ORB 779-1087, 828-278, 860-276,

TACKETT RONI ANGELA
1039 SW CHARLESTON CT
LAKE CITY, FL 32025

2027

06-4S-17-07979-212

BUILDING CHARACTERISTICS

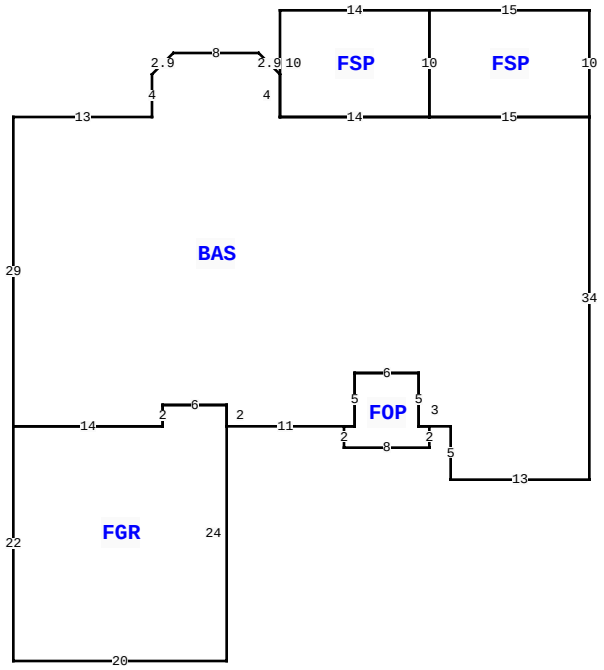
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,657	100		1,657	136,118
FGR	452	55		249	20,455
FOP	46	30		14	1,150
FSP	140	40		56	4,600
FSP	150	40		60	4,929
TOTALS	2,445			2,036	167,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	114.8868	126.38	257,310	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1657 HX Base Yr 2012



1039 SW CHARLESTON CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	167,252
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	188,587
SOH/AGL Deduction	52,126
ASSESSED VALUE	136,461
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	85,050
TOTAL JUST VALUE	188,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
986	SFR	246	06/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0469	2/18/2011	WD	U	I	12	140,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: RONI A MORGAN						
1200/2170	8/30/2010	WD	U	I	12	148,300
GRANTOR: MICHAEL B & HOLLY L P						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W14 S10 E14$ W14 N4 U2 L2 W8 L2 D2 S4 W13 S29 FGR= S22 E20 N24 W6 S2 W14$ E14 N2 E6 S2 E11 FOP= S2 E8 N2 W1 N5 W6 S5 W1$E1 N5 E6 S5 E3 S5 E13 N34$ FSP= N10 W15 S10 E15$.

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	1,047.00	UT	1.50	1.50	100	1997	1997	3	100	1,571	
2	0120	CLFENCE 4	0	100	24	8	192.00	UT	4.50	4.50	100	1997	1997	3	100	864	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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