

LOT 13 CHARLESTON COURT S/D.
779-1087, 982-375, WD 1051-1226,

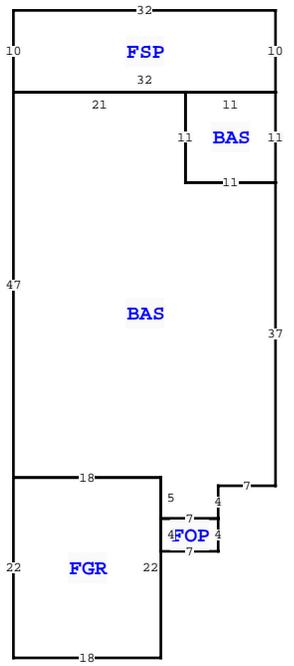
MALOYED RONALD DAVID/MALOYED DENISE RENEE
1051 SW CHARLESTON CT
LAKE CITY, FL 32025

2026

06-4S-17-07979-213
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
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	04	04	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
BAS	121	100	
BAS	1,425	100	
FGR	396	55	
FOP	28	30	
FSP	320	40	
TOTALS	2,290		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,900	133.4406	149.45	283,955	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1546 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		227,164	
TOTAL MARKET OB/XF VALUE		32,553	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		278,217	
SOH/AGL Deduction		94,069	
ASSESSED VALUE		184,148	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		132,737	
TOTAL JUST VALUE		278,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,351	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045948	Swimming Pool and	70,000	11/17/2022
000045638	Roof Replacement	13,516	10/07/2022
3337	SFR	419	07/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2659	11/30/2021	WD	Q	I	01	235,000
GRANTOR: REN LIANGHE						
GRANTEE: MALOYED RONALD DAVI						
1248/1496	1/25/2013	WD	Q	I	01	125,000
GRANTOR: ARTHUR J YARBROUGH						
GRANTEE: LIANGHE REN						

EXTRA FEATURES																
L N	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	694.00	UT	2.50	2.50	100	2005	2005	3	100	1,735	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	100	2024	2023		97	28,518	
4	0166	CONC, PAVMT	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

BUILDING NOTES													
1051 SW CHARLESTON CT, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W21 S47 FGR= S22 E18 N22 W18\$ E18 S5 FOP= S4 E7 N4 W7\$ E7 N4 E7 N37 BAS= N11 FSP= N10 W32 S10 E32\$ W11 S11 E11\$ W11 N11\$.													

LAND DESCRIPTION														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							