LOT 30 COUNTRY VILLAGE S/D.
659-570, 840-2251, 913-788, WD 9

NEUKAM DIANA/NEUKAM CLIFTON
142 SW KAREN COURT
LAKE CITY, FL 32025

2027

07-4S-17-08120-030

BUILDING CHARACTERISTICS

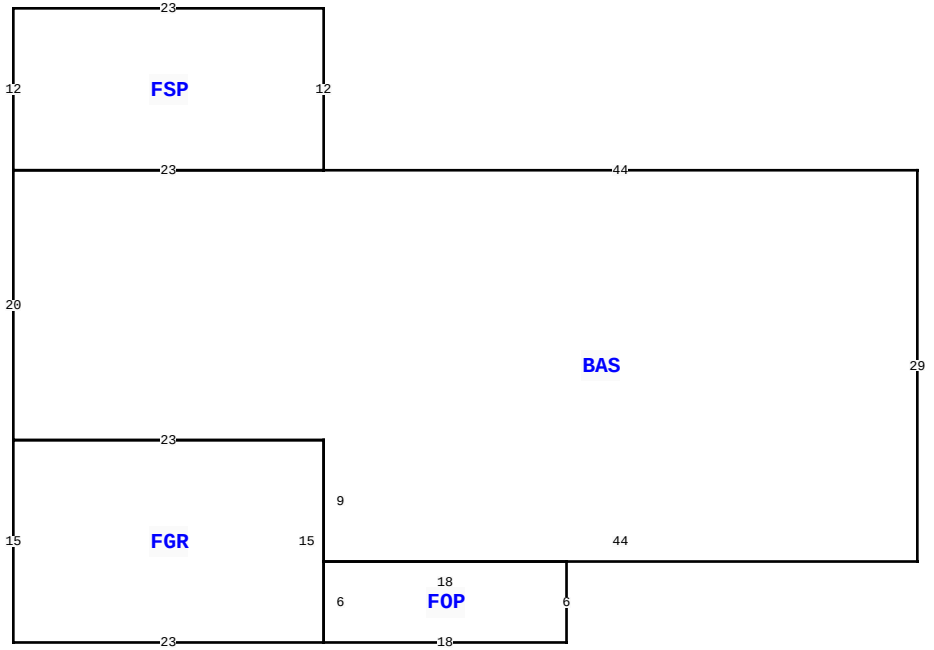
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	166,258
FGR	345	55		190	18,197
FOP	108	30		32	3,065
FSP	276	40		110	10,535
TOTALS	2,465			2,068	198,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	133.9470	147.34	304,699	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1736 HX Base Yr



142 SW KAREN 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0060	CARPORT F	0	0	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2021	2020		91	24,970	
7	0282	POOL ENCL	0	0	26	38	988.00	UT	9.00	9.00	100	2021	2020		70	6,224	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,054
TOTAL MARKET OB/XF VALUE	35,834
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	252,388
SOH/AGL Deduction	0
ASSESSED VALUE	252,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,388
TOTAL JUST VALUE	252,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39759	POOL ENCL	0	05/12/2020
39543	POOL	0	04/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2298	9/15/2026	QC	U	I	11	100
GRANTOR: SCOTT DIANA LYNN						
GRANTEE: NEUKAM DIANA						
1137/0797	11/30/2007	QC	Q	I	01	36,000
GRANTOR: DIAN & MICHAEL RICHAR						
GRANTEE: DIANA RICHARDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= N12 W23 S12 E23$ W23 S20 FGR= S15 E23 N15W23$ E23 S9 FOP= S6 E18 N6 W18$ E44 N29$.

LAND DESCRIPTION

TOTAL OB/XF 35,834

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/03/2020 BY HC Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS