LOT 32 COUNTRY VILLAGE S/D.

431-779, 743-194, 798-2206, 798-

SHAW JEROME W/SHAW CHARLES G
182 SW KAREN CT
LAKE CITY, FL 32025

2027

07-4S-17-08120-032

BUILDING CHARACTERISTICS

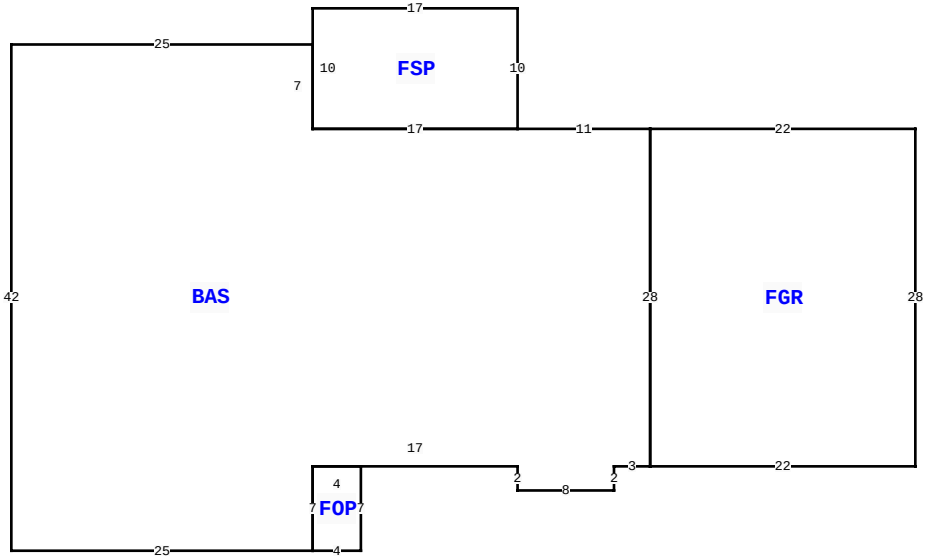
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,850	100		1,850	143,783
FGR	616	55		339	26,347
FOP	28	30		8	622
FSP	170	40		68	5,285
TOTALS	2,664			2,265	176,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	108.7020	119.57	270,826	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1850 HX Base Yr 2007



182 SW KAREN CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,037
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	200,137
SOH/AGL Deduction	80,943
ASSESSED VALUE	119,194
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	67,783
TOTAL JUST VALUE	200,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054929	Roof Replacement	17,600	02/03/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1042	6/18/2003	WD	Q	I		98,000
GRANTOR: ALVALENE BICKNELL & R						
GRANTEE: JEROME W & CHARLES						
0953/0571	5/09/2002	WD	Q	I	06	100
GRANTOR: ALVALENE BICKNELL						
GRANTEE: ALVALENE BICKNELL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N10 W17 S10 E17$ W17 N7 W25 S42 E25 FOP= E4 N7 W4 S7$ N7 E17 S2 E8 N2 E3 FGR= E22 N28 W22 S28$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS