LOT 4 BLK A HIGH HAMMOCK.

673-734, 833-1432, WD 1044-603,

STEWART KENNY/STEWART TAMMY
189 SE CHARMONT LN
LAKE CITY, FL 32024

2027

09-4S-17-08301-104

BUILDING CHARACTERISTICS

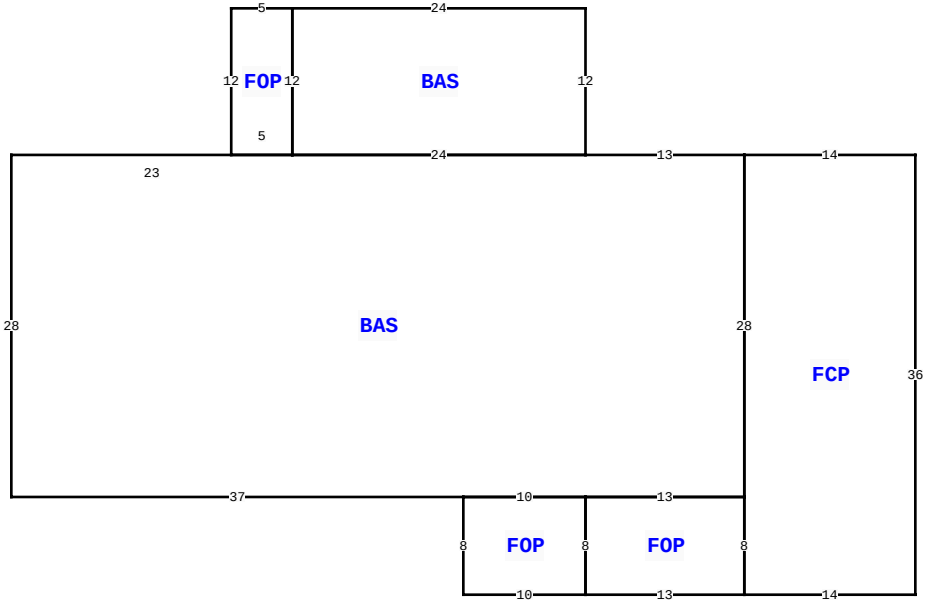
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	8,011
BAS	1,680	100		1,680	46,731
FCP	504	25		126	3,505
FOP	60	35		21	584
FOP	80	35		28	779
FOP	104	35		36	1,001
TOTALS	2,716			2,179	60,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,179	115.9000	69.54	151,528	1984	1990	0	0	0	60.00	40.00

2 MOBILE HME 50% - 2026 Heated Area: 1968 HX Base Yr 2026



189 SE CHARMONT LN, 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	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	50	0	0	1,284.00	UT	2.00	2.00	100	2012	2012	3	100	2,568	
5	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		60,611
TOTAL MARKET OB/XF VALUE		7,668
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		90,779
SOH/AGL Deduction		0
ASSESSED VALUE		90,779
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		65,779
TOTAL JUST VALUE		90,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1704	1/10/2023	QC	U	I	11	0
GRANTOR: SCOTT GLORIA G						
GRANTEE: STEWART KENNY						
1286/2669	12/30/2014	WD	Q	I	01	49,000
GRANTOR: CHARLES D DICKSON						
GRANTEE: GLORIA G SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N12 W24 S12 E24$ W24 FOP= N12 W5 S12 E5$ W23 S28 E37 FOP= S8 E10 N8 W10$ E10 FOP= S8 E13 N8 W13$ E13 FCP= S8 E14 N36 W14 S28$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,668

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	0200	C	MBL HM	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.74 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS