BEG INTERS N R/W CR-18 & E
LINE OF SE1/4 OF NE1/4, RUN N
622.04 FT TO NE COR OF SE1/4

MEARNS COREY/MEARNS IDALIZ
3935 SE CR 18
LAKE CITY, FL 32025

2026

19-6S-18-10623-001

BUILDING CHARACTERISTICS

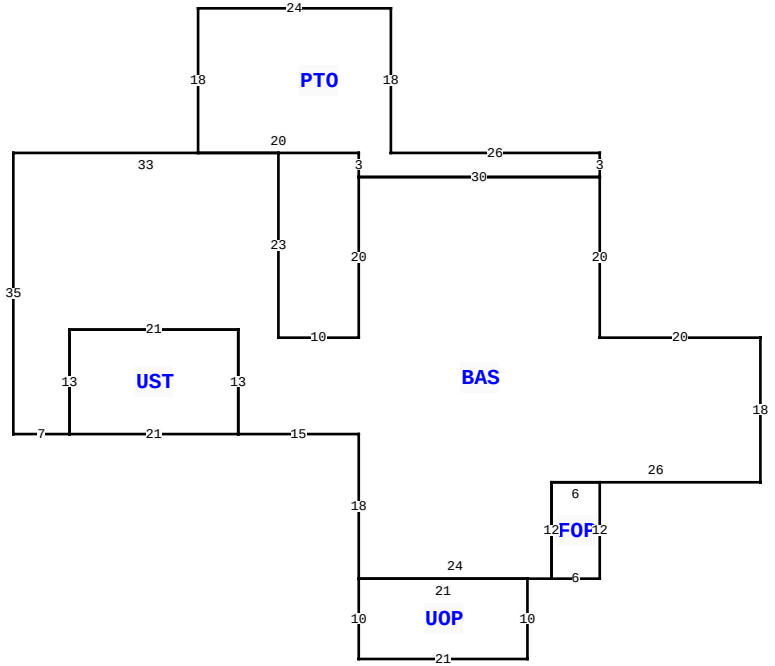
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,790	100		2,790	262,014
FOP	72	30		22	2,066
PTO	522	5		26	2,441
UOP	210	20		42	3,944
UST	273	45		123	11,551
TOTALS	3,867			3,003	282,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,003	129.0003	144.48	433,873	1976	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 2790 HX Base Yr 2011



3935 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	24	24	576.00	UT	3.50	3.50	100	2005	2005	3	100	2,016	
3	0166	CONC,PAVMT	0	100	24	12	288.00	UT	2.25	2.25	100	2005	2005	3	100	648	
4	0080	DECKING	0	100	23	10	230.00	UT	6.50	6.50	100	2005	2005	3	100	1,495	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,017
TOTAL MARKET OB/XF VALUE		6,059
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		351,076
SOH/AGL Deduction		141,113
ASSESSED VALUE		209,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,552
TOTAL JUST VALUE		351,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/1856	9/30/2010	WD	U	I	11	0
GRANTOR: MICHAEL C & KATHERINE						
GRANTEE: COREY & IDALIZ MEAR						
0677/0718	2/22/1989	SW	U	I		72,500
GRANTOR: FIRST CHARTER BANK						
GRANTEE: JARVIS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N20 PTO= N3 W26 N18 W24 S18 E20 S3 E30$ W30 S20 W10 N23 W33 S35 E7 UST= E21 N13W21 S13$N13 E21 S13 E15 S18 UOP= S10 E21 N10W21$ E24 FOP= E6 N12 W6 S12$ N12E26 N18$.

LAND DESCRIPTION

TOTAL OB/XF 6,059

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		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,500.00	10,500.00	63,000							

REVIEW DATE 10/06/2015 BY DF Total Acres: 6.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 06/09/2026 BY SYS