COMM SE COR SW1/4 OF SW1/4 FOR P
219.69 FT, N 198 FT E 106.7 FT,
CORNER 130.9 FT, E 20 FT, S 223

CHARTER CHERI
106 SW JACK GLN
LAKE CITY, FL 32024

**2027**

**24-4S-16-03116-042**

## BUILDING CHARACTERISTICS

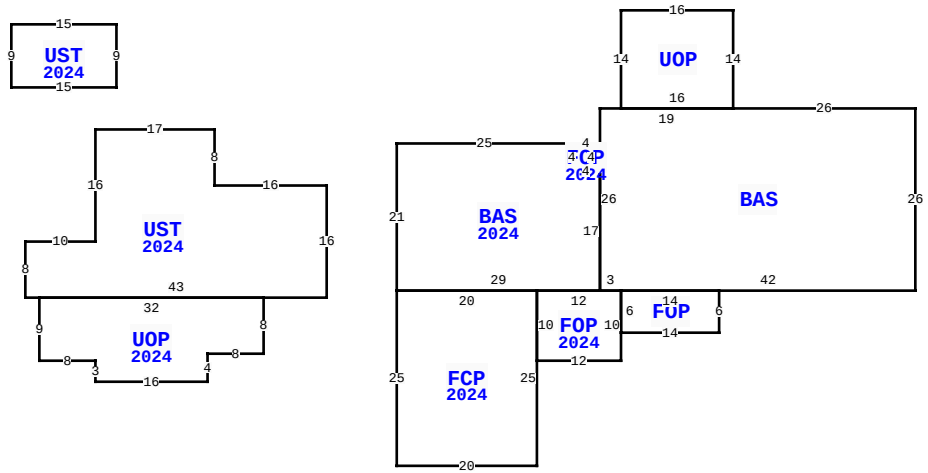
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 24416.030 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,170 | 100 | | 1,170 | 131,457 |
| BAS | 593 | 100 | 2024 | 593 | 66,627 |
| FCP | 500 | 25 | 2024 | 125 | 14,045 |
| FOP | 84 | 30 | | 25 | 2,809 |
| FOP | 16 | 30 | 2024 | 5 | 561 |
| FOP | 120 | 30 | 2024 | 36 | 4,045 |
| UOP | 224 | 20 | | 45 | 5,056 |
| UOP | 328 | 20 | 2024 | 66 | 7,416 |
| UST | 135 | 45 | 2024 | 61 | 6,853 |
| UST | 744 | 45 | 2024 | 335 | 37,639 |
| TOTALS | 3,914 | | | 2,461 | 276,509 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,461 | 107.5200 | 118.27 | 291,062 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1763 HX Base Yr 2026




106 SW JACK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 276,509 |
| TOTAL MARKET OB/XF VALUE | 6,145 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 305,154 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 305,154 |
| TOTAL EXEMPTION VALUE | HX HB 13 305,154 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 305,154 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 310,181 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045471 | Additions | 10,000 | 09/16/2022 |
| 39322 | SFR | 0 | 02/20/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1571/809 | 6/16/2026 | WD | Q | I | 01 | 340,000 |
| GRANTOR: CUNNINGHAM LEONARD DW | | | | | | |
| GRANTEE: CHARTER CHERI | | | | | | |
| 1534/2762 | 3/05/2025 | WD | Q | I | 01 | 310,000 |
| GRANTOR: MAGALHAES GEORGE | | | | | | |
| GRANTEE: CUNNINGHAM LEONARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W19 S26 E3 E42 N26 $
UST=[YR=2024;ORIG=-84,11] W16 N8 W17 S16 W10 S8 E43 N16 $
BAS=[YR=2024;ORIG=-49,5] W25 S21 E29 N17 W4 N4 $
FCP=[YR=2024;ORIG=-74,26] E20 S25 W20 N25 $
UOP=[YR=2024;ORIG=-93,27] W32 S9 E8 S3 E16 N4 E8 N8 $
UOP=[ORIG=-26,0] N14 W16 S14 E16 $
UST=[YR=2024;ORIG=-129,-12] E15 S9 W15 N9 $
FOP=[YR=2024;ORIG=-54,26] E12 S10 W12 N10 $
FOP=[ORIG=-42,26] S6 E14 N6 W14 $
FOP=[YR=2024;ORIG=-49,5] E4 S4 W4 N4 $
.

## 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 | 620.00 | UT | 5.00 | 5.00 | 100 | 2024 | 2023 | | 100 | 3,100 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 290.00 | UT | 10.50 | 10.50 | 100 | 2024 | 2023 | | 100 | 3,045 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,145

| 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 | 198.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 10/28/2026 BY TP Total Acres: 0.98 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS