COMM SE COR, RUN N 1657.16 FT
TO N R/W CR-18, RUN W 243.06
FT TO POB, CONT W 549.80 FT,

CITTA NELSON COWDRICK/CITTA KAREN LYNN
4989 SE OCTOBER RD
LAKE CITY, FL 32025

2027

24-6S-17-09763-001

BUILDING CHARACTERISTICS

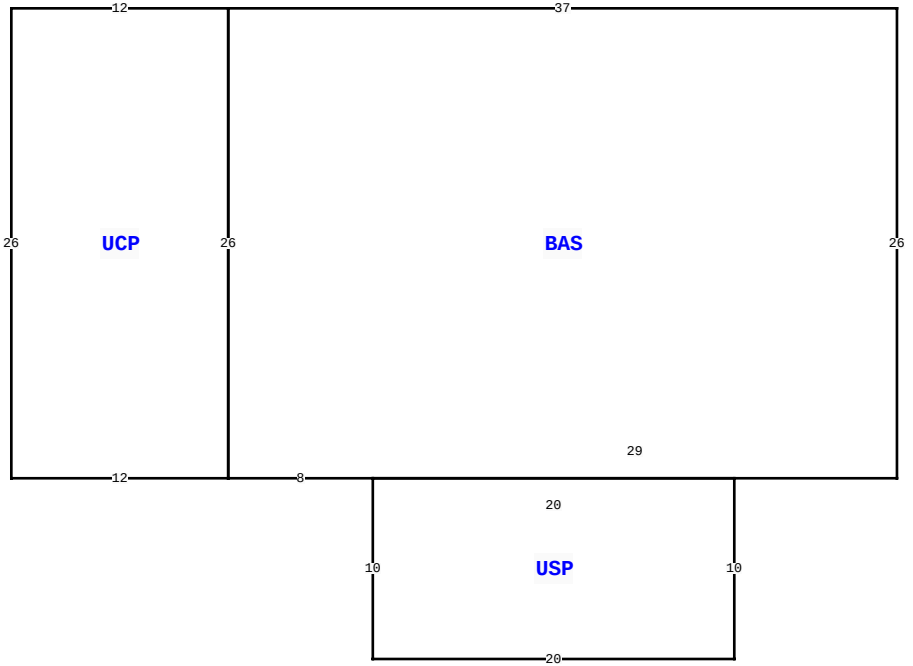
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100		962	35,561
UCP	312	20		62	2,292
USP	200	35		70	2,588
TOTALS	1,474			1,094	40,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,094	51.7018	56.87	62,216	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 962 HX Base Yr



2769 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0011	BARN,BLK A	0	0	32	60	1.00	UT	0.00	0.00	100	0	0	3	100	7,150	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,440
TOTAL MARKET OB/XF VALUE	12,900
TOTAL LAND VALUE - MARKET	95,760
TOTAL MARKET VALUE	149,100
SOH/AGL Deduction	20,138
ASSESSED VALUE	128,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,962
TOTAL JUST VALUE	149,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,840

BLDG:2:1: ACAD MH

SALE:1:1: 7.98 AC - HOUSE MOVED FROM PARCEL 0321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043412	Electrical Servic	0	12/17/2021
21194	M H	125	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1416/2712	8/10/2020	WD	U	I	37	65,000
GRANTOR: MITCHELL THAYER SR						
GRANTEE: NELSON COWDRICK & K						
1414/0598	6/26/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DILVE						
GRANTEE: MITCHELL THAYER SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UCP= W12 S26 E12 N26$ S26 E8 USP= S10 E20 N10 W20$ E29 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,900

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		A-1	0.00	0.00	6.98	AC		1.00	1.00	1.00	12,000.00	12,000.00	83,760							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 01/04/2022 BY JB Total Acres: 7.98 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 11/16/2026 BY SYS