

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,

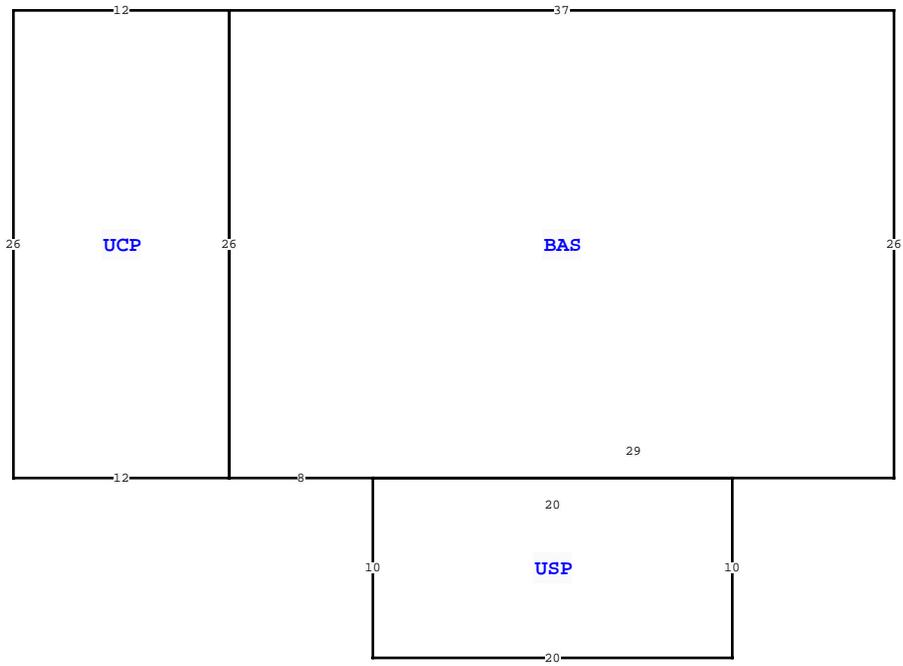
CITTA NELSON COWDRICK/CITTA KAREN LYNN
4989 SE OCTOBER RD
LAKE CITY, FL 32025

2026

24-6S-17-09763-001
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	70
Interior Floor	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 Units	05	CONV	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
BAS	962	100	
UCP	312	20	
USP	200	35	
TOTALS	1,474		1,094

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	58.94	64,480	1970	1970	0	0	35.00	65.00
1 SINGLE FAM 0% - 2021 Heated Area: 962 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,912
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			95,760
TOTAL MARKET VALUE			150,572
SOH/AGL Deduction			33,334
ASSESSED VALUE			117,238
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			117,238
TOTAL JUST VALUE			150,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,880
BLDG:2:1: ACAD MH			
SALE:1:1: 7.98 AC - HOUSE MOVED FROM PARCEL O321			
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						

EXTRA FEATURES																	
L N	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	

LAND DESCRIPTION																								
TOTAL OB/XF 12,900																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							