COMM NE COR OF SE1/4 OF SE1/4, W
R/W OF SW CHARLES TER, S ALONG W
ALONG SAID R/W 9 FT FOR POB, S 5

NORRIS ALEXIS
980 SW CHARLES TER
LAKE CITY, FL 32024

2027

25-4S-15-00391-004

BUILDING CHARACTERISTICS

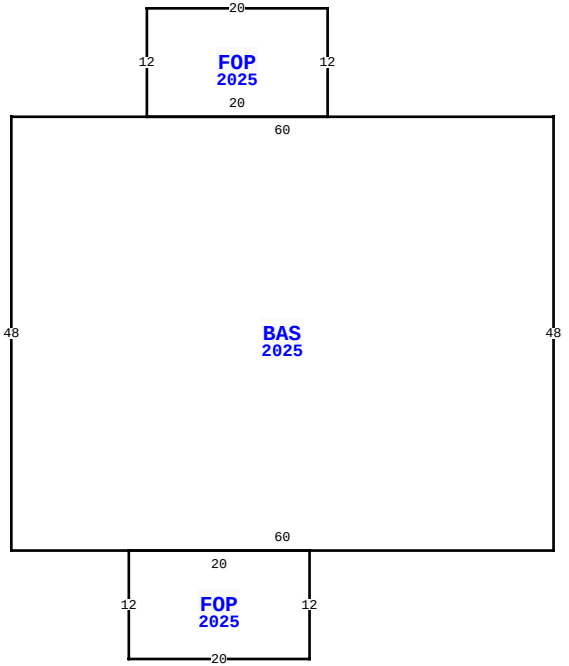
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2025	2,880	342,657
FOP	240	30	2025	72	8,566
FOP	240	30	2025	72	8,566
TOTALS	3,360			3,024	359,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,024	109.2500	120.18	363,424	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2880 HX Base Yr 2025



980 SW CHARLES TER, LAKE CITY

BLD DATE	03/26/2026	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
6	0030	BARN,MT	0	100	0	0	1.00	UT	7,900.00	7,900.00	100	2023	2022		100	7,900	
7	0030	BARN,MT	0	100	0	0	1.00	UT	6,700.00	6,700.00	100	2023	2022		100	6,700	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		359,790
TOTAL MARKET OB/XF VALUE		19,900
TOTAL LAND VALUE - MARKET		59,000
TOTAL MARKET VALUE		419,580
SOH/AGL Deduction		0
ASSESSED VALUE		419,580
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		368,169
TOTAL JUST VALUE		438,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049387	New Residential C	200,000	03/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2129	2/09/2024	WD	U	I	11	100

GRANTOR: NORRIS MELVA

GRANTEE: NORRIS ALEXIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,11] E60 S48 W60 N48 $
FOP=[YR=2025;ORIG=32,-1] E20 S12 W20 N12 $
FOP=[YR=2025;ORIG=30,59] E20 S12 W20 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,900

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	100					3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	445.00	445.00	890							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 06/04/2025 BY KS Total Acres: 5.00 Total Land Value: 39,890 Market: 20,000 Agricultural: 890 Common: 39,000 PRINTED 11/17/2026 BY SYS