THE N 6 2/3 AC OF NE1/4 OF
SE1/4. ORB 735-278,WD 1134-319
WD 1384-1839,

JENKINS JOSEPH DANIEL/JENKINS AMANDA RAE
618 SW CHARLES TER
LAKE CITY, FL 32024-4405

2026

25-4S-15-00393-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

618 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	32,385
TOTAL LAND VALUE - MARKET	47,952
TOTAL MARKET VALUE	80,337
SOH/AGL Deduction	758
ASSESSED VALUE	79,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,579
TOTAL JUST VALUE	80,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,345

SALE:1:1: M H ON PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38199	PUMP/UTPOL	50	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1384/1839	5/14/2019	WD	Q	I	01	45,000
GRANTOR: KATHRYN S BAUCOM						
GRANTEE: JOSEPH DANIEL & AMA						
1134/0319	10/03/2007	WD	Q	I		63,000
GRANTOR: GERRY SMITH						
GRANTEE: KATHRYN S BAUCOM						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0031	BARN,MT AE	0	0	35	70	2,450.00	UT	12.00	12.00	75	2020	2020	3	75	22,050	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	18	70	1,260.00	UT	3.00	3.00	75	2020	2020	3	75	2,835	

LAND DESCRIPTION

TOTAL OB/XF 32,385

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	0700	C	MISC RES	0		A-1	0.00	0.00	6.66	AC		1.00	1.00	0.60	12,000.00	7,200.00	47,952							

REVIEW DATE 06/04/2025 BY JB Total Acres: 6.66 Total Land Value: 47,952 Market: 0 Agricultural: 0 Common: 47,952 PRINTED 05/12/2026 BY SYS