SW1/4 OF SW1/4, EX 3 AC IN SW CO
SW1/4, EX 2.20 AC DESC ORB 802-2
DESC ORB 1215-958 & EX .78 AC FO

CHARLES BROTHERS FARM, LLC
1119 SW CYPRESS LAKE DR
LAKE CITY, FL 32024

**2027**

**30-4S-16-03249-000**

## BUILDING CHARACTERISTICS

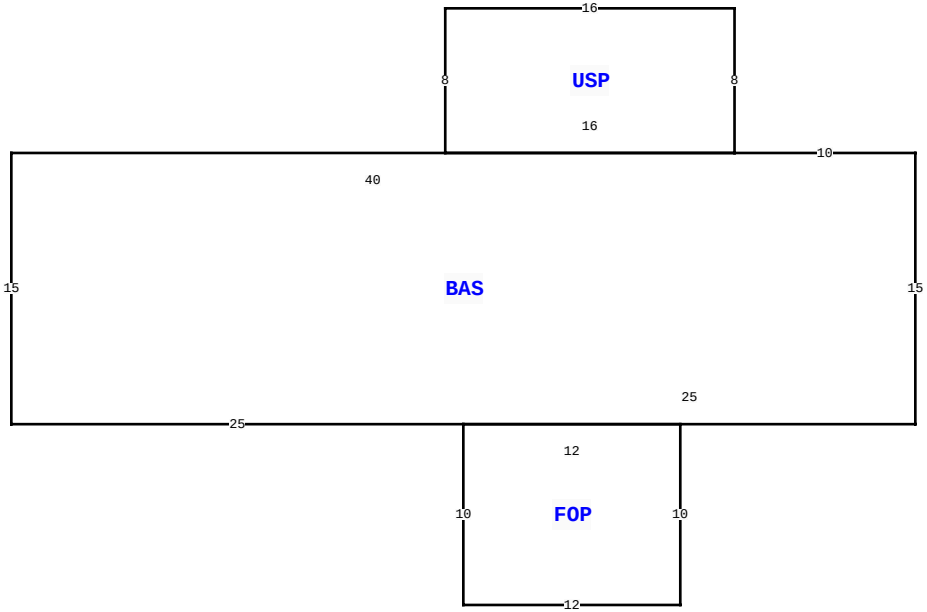
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 | 30416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 750 | 100 | | 750 | 66,222 |
| FOP | 120 | 30 | | 36 | 3,179 |
| USP | 128 | 35 | | 45 | 3,973 |
| TOTALS | 998 | | | 831 | 73,374 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 831 | 123.4900 | 135.84 | 112,883 | 1969 | 1969 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 750 HX Base Yr




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

917 SW CHARLES TER, LAKE CITY

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 73,374 |
| TOTAL MARKET OB/XF VALUE | 600 |
| TOTAL LAND VALUE - MARKET | 618,600 |
| TOTAL MARKET VALUE | 122,181 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 122,181 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 122,181 |
| TOTAL JUST VALUE | 692,574 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 693,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055757 | Co-Location or Ex | 29,000 | 05/29/2026 |
| 000053651 | Co-Location or Ex | 15,000 | 07/23/2025 |
| 000053280 | Generator | | 05/30/2025 |
| 000046554 | Communications To | 20,000 | 09/19/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1257/1247 | 3/27/2023 | QC | U | I | 11 | 100 |
| GRANTOR: CHARLES LUTHER DANIEL | | | | | | |
| GRANTEE: CHARLES BROTHERS FA | | | | | | |
| 1205/2517 | 12/03/2010 | WD | U | I | 16 | 69,100 |
| GRANTOR: CHARLES D CHARLES & L | | | | | | |
| GRANTEE: CHARLES & ETAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 USP= N8 W16 S8 E16$ W40 S15 E25 FOP= S10 E12 N10 W12$ E25 N15$.

## 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 | 100 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 50 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 600

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 96.72 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 27,082 | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 11,125 | | | | | | | |
| 4 | 9105 | C | TOWER SITE | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 121.72 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 608,600 | | | | | | | |

REVIEW DATE 06/10/2025 BY KS Total Acres: 123.72 Total Land Value: 48,207 Market: 608,600 Agricultural: 38,207 Common: 10,000 PRINTED 11/17/2026 BY SYS