

(PART OF HILLCREST UNR): COMM SE
 NW1/4, RUN W 60.42 FT, N 140.39
 N 522.77 FT, W 419.80 FT, S 522.

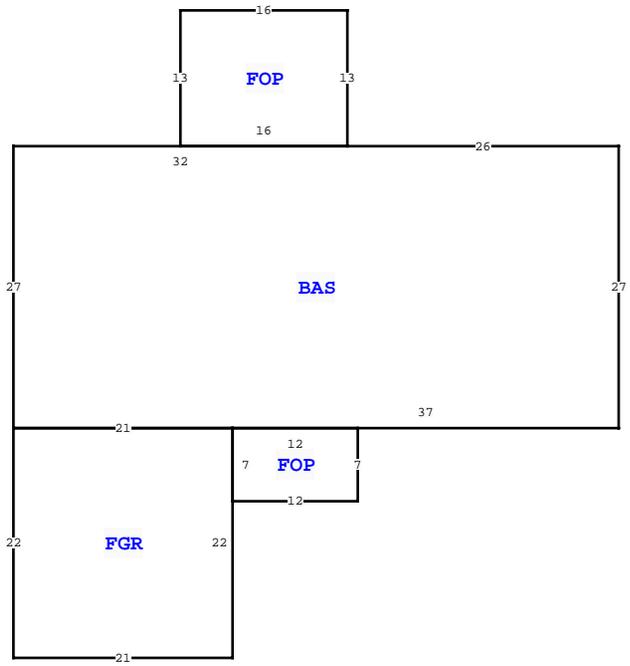
CHARLOTIN JOHANNE B/CHARLOTIN MILDRED BEAUBRUN
 1262 SW WENDY TER
 LAKE CITY, FL 32025

2026

33-4S-17-08944-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,566	100	
FGR	462	55	
FOP	84	30	
FOP	208	30	
TOTALS	2,320		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	50%	- 2021									Heated Area: 1566	HX Base Yr 2012



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			235,088
TOTAL MARKET OB/XF VALUE			17,281
TOTAL LAND VALUE - MARKET			53,390
TOTAL MARKET VALUE			266,879
SOH/AGL Deduction			26,605
ASSESSED VALUE			240,274
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			183,863
TOTAL JUST VALUE			305,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14833	SFR	235	12/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1604	8/19/2019	QC	U	I	30	100

GRANTOR: JOHANNE BEAUBRUN CHAR
 GRANTEE: JOHANNE B CHARLOTIN
 1227/0509 12/01/2011 QC U I 11 100
 GRANTOR: MULA GEDEON
 GRANTEE: JOHANNE B CHARLOTIN

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W26 FOP= N13 W16 S13 E16\$ W32 S27 FGR= S22 E21 N22 W21\$ E21 FOP= S7 E12 N7 W12\$ E37 N27\$.

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	0166	CONC, PAVMT	0	50	0	1,902.00	UT	3.00	3.00	100	1999	1999	3	100	5,706	
2	0166	CONC, PAVMT	0	50	0	1,225.00	UT	3.00	3.00	100	1999	1999	3	100	3,675	
3	0294	SHED WOOD/	0	50	20	480.00	UT	14.00	14.00	100	2004	2004	3	100	6,720	
4	0252	LEAN-TO W/	0	50	10	240.00	UT	2.00	2.00	100	2004	2004	3	100	480	
5	0120	CLFENCE 4	0	50	1	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0070	CARPORT UF	0	50	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION														TOTAL OB/XF										
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	50		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							