

(PART OF HILLCREST UNR): COMM AT
 E 250.85 FT FOR POB, CONT E 417.
 664.80 FT S 67 DG W 204.74 FT, N

CURTIS TONY M/CURTIS CAROLYN B
 P O BOX 2922
 LAKE CITY, FL 32056

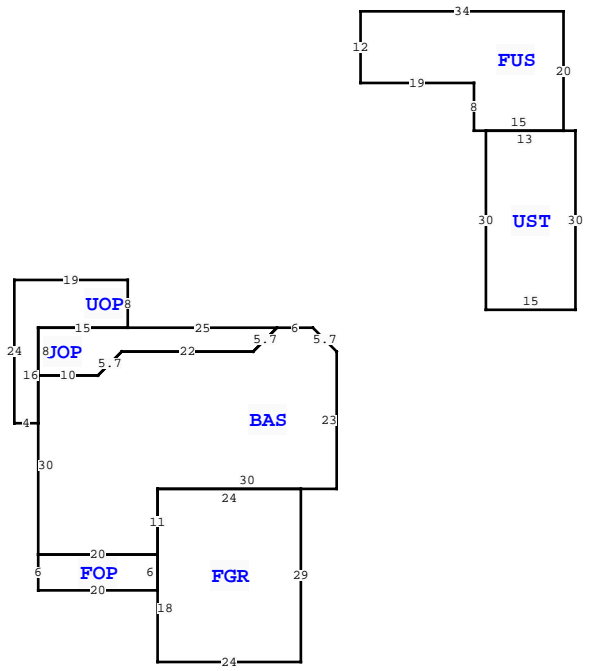
2026

33-4S-17-08944-024



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		2.	2.100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,362	100	
FGR	696	55	
FOP	120	30	
FUS	528	100	
UOP	200	20	
UST	216	20	
TOTALS	3,572		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,594	134.6961	150.86	391,331	2008	2008	0	0	17.00	83.00
1 SINGLE FAM 100% - 2010 Heated Area: 1890 HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			324,805
TOTAL MARKET OB/XF VALUE			7,585
TOTAL LAND VALUE - MARKET			60,021
TOTAL MARKET VALUE			392,411
SOH/AGL Deduction			139,031
ASSESSED VALUE			253,380
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			201,969
TOTAL JUST VALUE			392,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052001	Roof Replacement	14,000	01/06/2025
27301	SFR	979	08/28/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/1655	6/13/2008	WD	Q	V		45,000
GRANTOR: MARC & JEANINE CHARLE						
GRANTEE: TONY & CAROLYN CURT						
1041/0861	3/15/2005	WD	Q	V		39,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: MARC & JEANINE CHAR						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,482.00	UT	2.25	2.25	100	2009	2009	3	100	5,585	

209 SW FAIRLINGTON CT, LAKE CITY

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

BUILDING NOTES			

BUILDING DIMENSIONS
 BAS= N23 L4 U4 W6 UOP= W25 UOP= N8 W19 S24 E4 N16 E15\$ W15
 S8 E10 R4 U4 E22 R4 U4 \$ D4 L4 W22 D4 L4 W10 S30 FOP=
 S6 E20 N6 W20\$ E20 FGR= S18 E24 N29 W24 S11\$ N11 E30\$ PTR=
 N30 E40 UST= N30 W2 FUS= N20 W34S12 E19 S8 E15\$ W13 S30 E15 \$
 S30 W40\$.

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	5.13	AC		1.00	1.00	0.90	13,000.00	11,700.00	60,021							