LOT 2 BLOCK A CHAPEL HILLS S/D U
& COMM SE COR OF SEC, W 502.65 F
C/L MCFARLANE AVE, W 40 FT TO W

TEMPLE RITA S/TEMPLE JAMES A
546 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2026

06-4S-17-08081-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

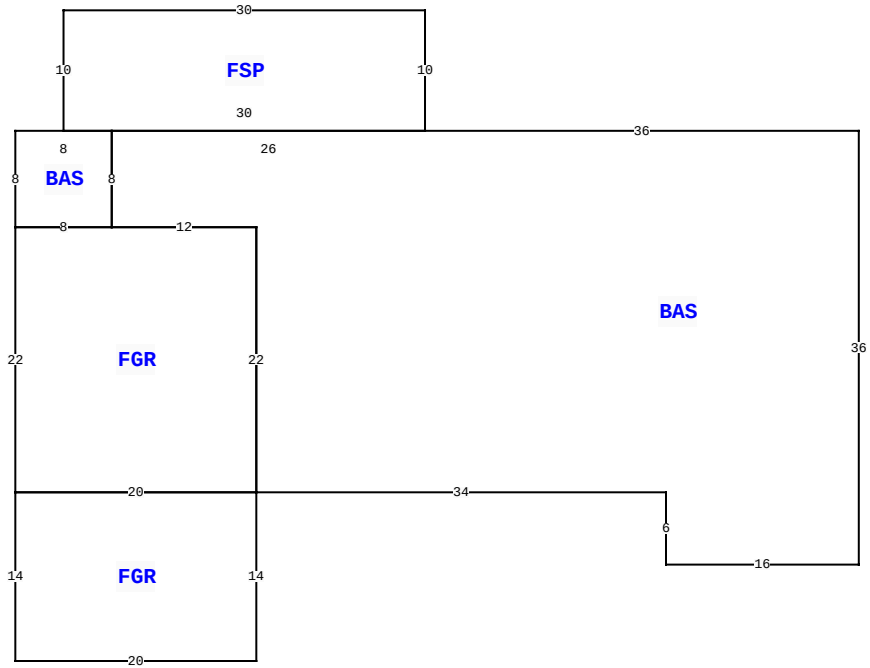
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	5,608
BAS	1,692	100		1,692	148,275
FGR	280	55		154	13,495
FGR	440	55		242	21,207
FSP	300	40		120	10,516
TOTALS	2,776			2,272	199,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	120.3741	134.82	306,311	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1756 HX Base Yr 2011



546 SW CHAPEL HILL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,102
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		229,902
SOH/AGL Deduction		91,378
ASSESSED VALUE		138,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,802
TOTAL JUST VALUE		229,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1188/2303	2/08/2010	WD	U	I	11	100
GRANTOR: RITA S TEMPLE FKA RIT						
GRANTEE: RITA S & JAMES A TE						
1185/0982	12/02/2009	WD	Q	I	01	144,000
GRANTOR: JOHN P MORRIS						
GRANTEE: RITA F HINES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N10 W30 S10 E30$ W26 BAS= W8 S8 E8 N8$ S8 FGR= W8 S22 FGR= S14 E20 N14 W20$ E20 N22 W12$ E12 S22 E34 S6 E16 N36$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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		*RSF-2	0.00	0.00	1.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	27,750							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.50 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/17/2025 BY SYS