LOT 6 BLOCK B CHAPEL HILLS S/D U
384-495, DC 1169-827, PB 1365-80

LEES KELLI
1649 SW CAROLINE CT
LAKE CITY, FL 32025

2026

06-4S-17-08082-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

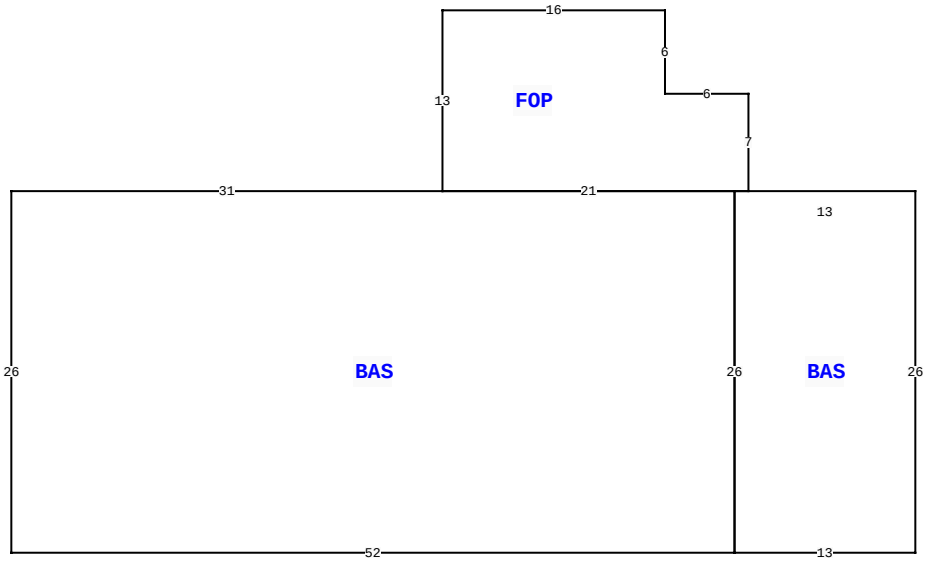
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	338	100		338	35,139
BAS	1,352	100		1,352	140,554
FOP	250	30		75	7,797
TOTALS	1,940			1,765	183,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	113.2000	126.78	223,767	1976	2010	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2025 Heated Area: 1690 HX Base Yr 2025



1649 SW CAROLINE CT, 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		183,489
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		204,639
SOH/AGL Deduction		53,513
ASSESSED VALUE		151,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,404
TOTAL JUST VALUE		204,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2527	4/17/2024	WD	Q	I	01	230,000
GRANTOR: ZAMORA ELIAN ALONZO						
GRANTEE: LEES KELLI						
1461/1354	3/08/2022	WD	Q	I	01	190,000
GRANTOR: ANDERSON MARY J						
GRANTEE: ZAMORA ELIAN ALONZO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S26 E52 BAS= E13 N26 W13 S26$ N26 FOP= E1 N7 W6 N6 W16 S13 E21$ W21$.

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	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/21/2024 BY ME Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS