LOT 6 BLOCK C CHAPEL HILLS S/D U

360-774, 627-039, WD 1027-1329,

BOWIE STEVEN F
1590 CAROLINE CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

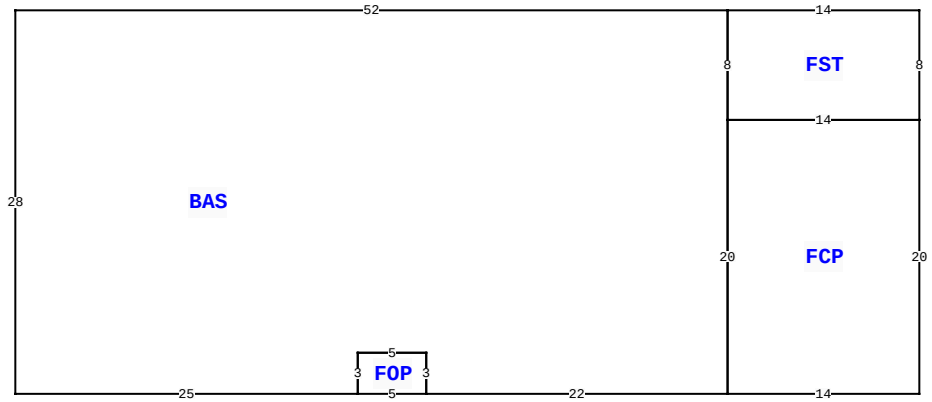
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,441	100		1,441	131,150
FCP	280	25		70	6,371
FOP	15	30		4	364
FST	112	55		62	5,643
TOTALS	1,848			1,577	143,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	125.0172	140.02	220,812	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1441 HX Base Yr 2021



1590 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		143,528
TOTAL MARKET OB/XF VALUE		2,730
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,758
SOH/AGL Deduction		41,609
ASSESSED VALUE		123,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,427
TOTAL JUST VALUE		164,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1124	9/30/2020	WD	Q	I	01	137,000
GRANTOR: RICKIE L & KAREN S GA						
GRANTEE: STEVEN F BOWIE AKA						
1094/2182	8/31/2006	WD	Q	I		120,000
GRANTOR: HELEN REAL & LINDA EL						
GRANTEE: RICKIE L & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E25 FOP= E5 N3 W5 S3$ N3 E5 S3 E22 FCP= E14 N20 W14 S20$ N20 FST= E14 N8 W14 S8$ N8$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	230	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,730

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 09/27/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS