LOT 13 BLOCK D CHAPEL HILLS
S/D UNIT 1 & BEG NW COR OF LOT
13 & RUN S 77 DG E 130 FT,

LOFTON SPENCER/LOFTON LISA
661 SW CHAPEL HILLS ST
LAKE CITY, FL 32025

2026

06-4S-17-08084-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

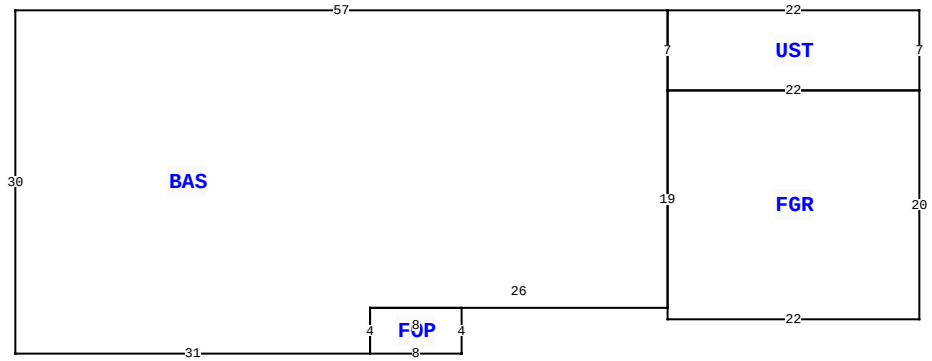
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,606	100		1,606	165,546
FGR	440	55		242	24,946
FOP	32	30		10	1,031
UST	154	45		69	7,113
TOTALS	2,232			1,927	198,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	115.0420	128.85	248,294	1969	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 1606 HX Base Yr 2021



661 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		198,635
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		217,285
SOH/AGL Deduction		48,249
ASSESSED VALUE		169,036
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		113,314
TOTAL JUST VALUE		217,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9	MAINT/ALTR	65	01/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1393/1271	8/28/2019	WD	Q	I	01	162,000
GRANTOR: JOSEPH J BRENNAN JR						
GRANTEE: SPENCER & LISA LOFT						
1329/1652	1/23/2017	WD	U	I	16	32,500
GRANTOR: STEPHEN A SAULS						
GRANTEE: JOSEPH J BRENNAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S30 E31 FOP= E8 N4 W8 S4$ N4 E26 FGR= S1 E22 N20W22 S19$ N19 UST= E22 N7 W22 S7$ N7$.

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	100	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 150

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 RP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS