

LOT 1 BLOCK E CHAPEL HILLS S/D U
DC 1403-510, LE 1403-514, DC 151

KRASZEWSKI PHILIP PAUL JR/KRASZEWSKI KAREN ELAINE
602 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2025

06-4S-17-08094-000



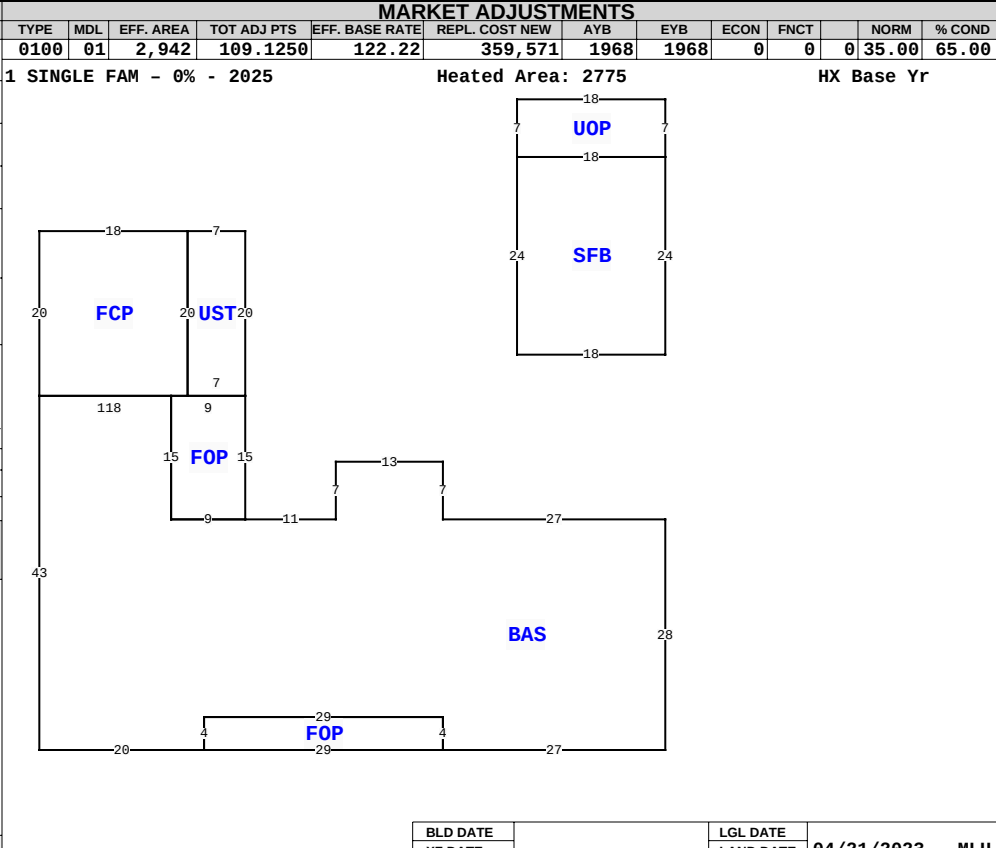
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		06
NEIGHBORHOOD/LOC	6417.0900 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100		2,343	186,135
FCP	360	25		90	7,150
FOP	116	30		35	2,781
FOP	135	30		40	3,178
SFB	432	80		346	27,487
UOP	126	20		25	1,986
UST	140	45		63	5,005
TOTALS	3,652			2,942	233,721

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	0	8	15	1.00	UT	0.00
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF-2	0.00	0.00	1.00



602 SW CHAPEL HILL ST, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					233,721				
TOTAL MARKET OB/XF VALUE					1,750				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					253,971				
SOH/AGL Deduction					0				
ASSESSED VALUE					253,971				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					253,971				
TOTAL JUST VALUE					253,971				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					239,361				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047296	Roof Replacement	27,348	05/22/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1527/2407	11/12/2024	WD	Q	I	05	325,000	
GRANTOR: MASSEY VIRGINIA							
GRANTEE: KRASZEWSKI PHILIP P							
1403/0514	1/09/2020	LE	U	I	14	100	
GRANTOR: WANDA YOUNG GAUSE (EN							
GRANTEE: VIRGINIA MASSEY (RM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W27 N7 W13 S7 W11 FOP= N15 UST= W7 N20 E7 S20\$ W9 S15 E9\$ W9 N15 W16 FCP= N20 E18 S20 W18\$ S43 E20 FOP= N4 E29 S4 W29\$ N4 E29\$4 E27 N28\$ PTR=N20 SFB= N24 UOP= N7W18 S7 E18\$ W18 S24 E18\$ S20\$.									