LOT 2 BLOCK E CHAPEL HILLS
UNIT 1 & LOT 15 BLOCK E CHAPEL
HILLS UNIT 1, ADDITION #1.

LUTZ MARK W
626 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2026

06-4S-17-08095-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

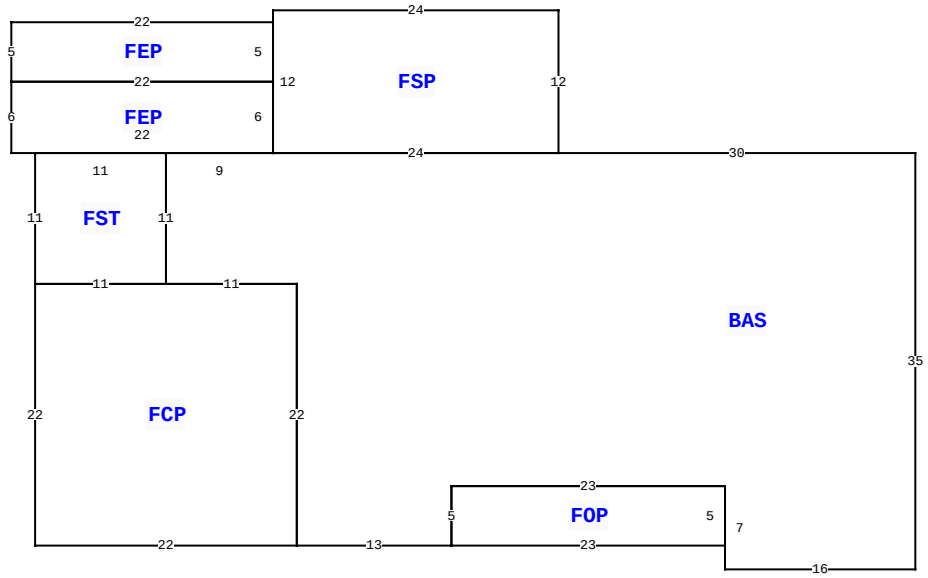
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0900	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	73,114
FCP	484	25		121	5,044
FEP	110	80		88	3,668
FEP	132	80		106	4,418
FOP	115	30		34	1,417
FSP	288	40		115	4,794
FST	121	55		67	2,793
TOTALS	3,004			2,285	95,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,285	93.0424	104.21	238,120	1969	1969	0	0	25	35.00	40.00

1 SINGLE FAM 100% - 2018 Heated Area: 1754 HX Base Yr 2018



626 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		95,248
TOTAL MARKET OB/XF VALUE		11,048
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		143,296
SOH/AGL Deduction		0
ASSESSED VALUE		143,296
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,574
TOTAL JUST VALUE		143,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,296

PRMT:1:1: VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1454	ADDN SFR	70	03/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/1341	5/25/2012	WD	U	I	30	100
GRANTOR: MELINA M LEDUC (RESER						
GRANTEE: MELINA M LEDUC & MA						
0525/0072	11/01/1983	WD	Q	I	01	78,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N12 W24 S12 E24$ W24 FEP= N6 FEP= N5 W22 S5 E22$ W22 S6 E22$ W9 FST= W11 S11 E11 N11$ S11 FCP= W11 S22 E22 N22 W11$ E11S22 E13 FOP= E23 N5W23 S5$ N5 E23 S7 E16 N35$.

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	130	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	35.00	35.00	100	1975	1975	3	40	7,168	
4	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	11	20	1.00	UT	0.00	0.00	100	1998	1998	3	100	150	
6	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,048

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.56 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/10/2025 BY SYS