LOT 5 BLOCK E CHAPEL HILLS S/D
UNIT 1. ORB 703-440

ODOM DEBORAH J
680 SW CHAPEL HILL ST
LAKE CITY, FL 32055

2025

06-4S-17-08097-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

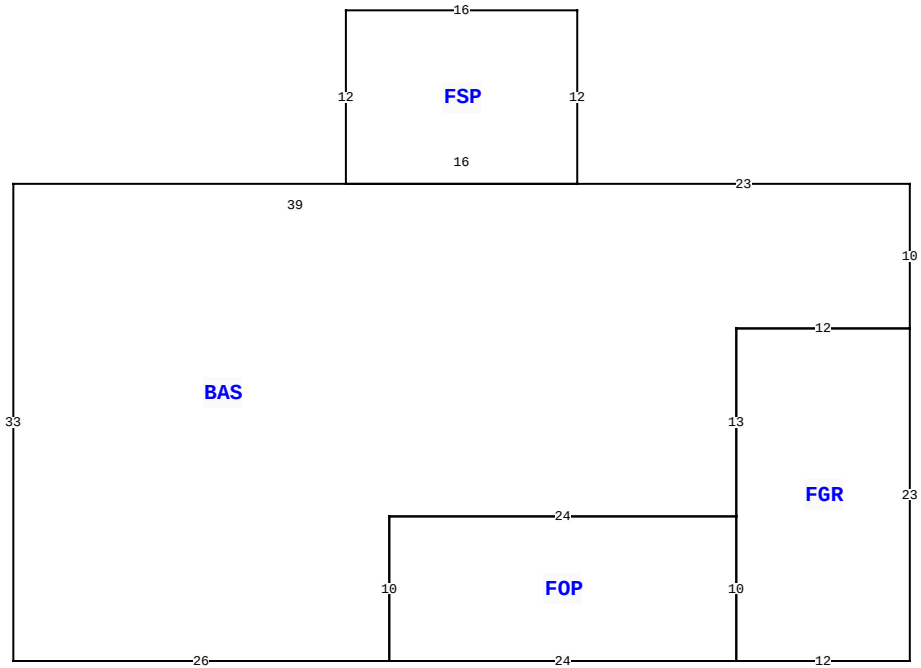
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,530	100		1,530	125,784
FGR	276	55		152	12,496
FOP	240	30		72	5,920
FSP	192	40		77	6,330
TOTALS	2,238			1,831	150,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	117.1100	126.48	231,585	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1530 HX Base Yr



680 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		150,530
TOTAL MARKET OB/XF VALUE		1,975
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		171,005
SOH/AGL Deduction		60,223
ASSESSED VALUE		110,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,060
TOTAL JUST VALUE		171,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045438	Roof Replacement	18,700	09/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0703/0440	10/24/1989	WD	Q	I		62,000
GRANTOR: RUC						
GRANTEE: ODOM						
0530/0543	2/01/1984	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W16 S12 E16$ W39 S33 E26 FOP= E24 N10 W24 S10$ N10 E24 FGR= S10E12 N23 W12 S13$ N13 E12 N10$.

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	500	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	10	10	1.00	UT	150.00	150.00	50	1993	1993	3	50	75	

LAND DESCRIPTION

TOTAL OB/XF 1,975

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 11/21/2022 BY JS Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/09/2025 BY SYS