LOT 1 BLOCK A CHAPEL HILLS S/D U
333-551, WD 1282-1569, WD 1452-1

RICE ERIC/RICE PATSY
526 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2027

06-4S-17-08081-001

BUILDING CHARACTERISTICS

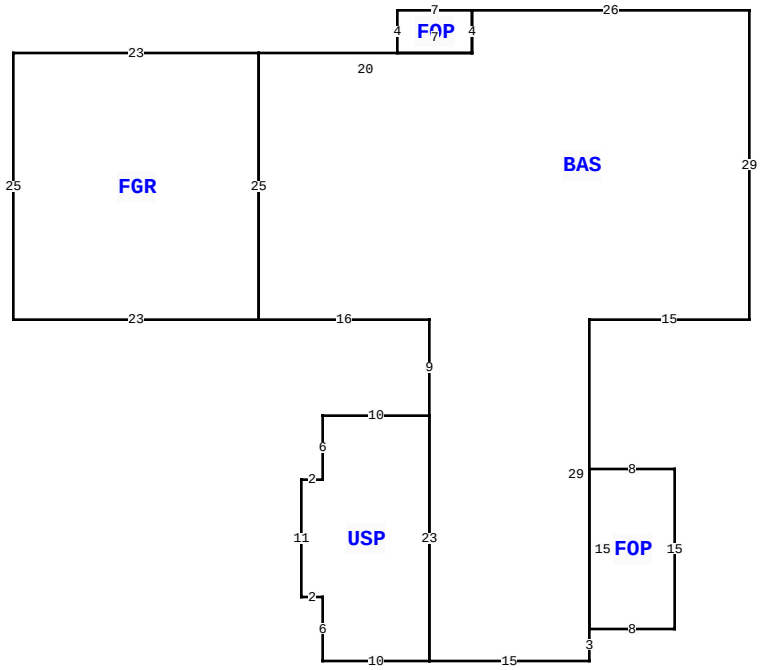
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,734	100		1,734	193,370
FGR	575	55		316	35,239
FOP	28	30		8	892
FOP	120	30		36	4,014
USP	252	35		88	9,814
TOTALS	2,709			2,182	243,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	116.5230	128.18	279,689	1975	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2022 Heated Area: 1734 HX Base Yr 2022



526 SW CHAPEL HILL ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,329
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		271,654
SOH/AGL Deduction		148,720
ASSESSED VALUE		122,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,523
TOTAL JUST VALUE		271,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1160	SFR	0	11/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1217	10/27/2021	WD	Q	I	01	255,000
GRANTOR: FERARO ROSARIO C						
GRANTEE: RICE ERIC						
1282/1569	10/02/2014	WD	Q	I	01	95,000
GRANTOR: MARILYN L ROBBINS						
GRANTEE: ROSARIO C FERARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S4 W20 S25 E16 S9 S23 E15 N3 N29 E15 N29 $
FGR=[ORIG=-46,4] W23 S25 E23 N25 $
USP=[ORIG=-30,38] W10 S6 W2 S11 E2 S6 E10 N23 $
FOP=[ORIG=-15,58] E8 N15 W8 S15 $
FOP=[ORIG=-26,0] W7 S4 E7 N4 $
.

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	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
5	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.43 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/17/2026 BY SYS