LOT 4 BLOCK B CHAPEL HILLS S/D U
455-65, 721-045, 779-1792, 786-2

MILLER JOHN CHARLES/MILLER RACHEL LOUISE
1675 SW CARLOINE CT
LAKE CITY, FL 32025

2027

06-4S-17-08082-004

BUILDING CHARACTERISTICS

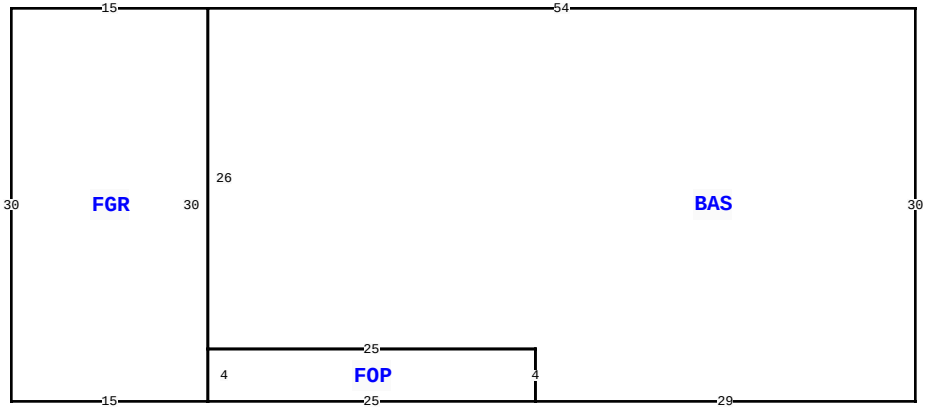
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
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	1,520	100		1,520	132,501
FGR	450	55		248	21,618
FOP	100	30		30	2,615
TOTALS	2,070			1,798	156,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	121.9218	134.11	241,130	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1520 HX Base Yr 2025



1675 SW CAROLINE CT, LAKE CITY

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

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	200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		156,734
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,634
SOH/AGL Deduction		0
ASSESSED VALUE		175,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,223
TOTAL JUST VALUE		175,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044330	Roof Replacement	14,424	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/673	7/11/2024	WD	Q	I	01	239,900
GRANTOR: HIGGINS CYNTHIA						
GRANTEE: MILLER JOHN CHARLES						
1083/0675	4/28/2006	WD	Q	I		139,000
GRANTOR: FLOYD & MARJORIE BAKE						
GRANTEE: CYNTHIA HIGGINS & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FGR= W15 S30 E15 N30$ S26 FOP= S4 E25 N4 W25$ E25 S4 E29 N30$.

LAND DESCRIPTION

TOTAL OB/XF 400

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 07/22/2024 BY ME Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS