LOT 5 BLOCK B CHAPEL HILLS S/D U
698-140, WD 1018-2890, WD 1079-3

DAVIES DWIGHT
175 SW CESSNA CT
LAKE CITY, FL 32025

2027

06-4S-17-08082-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

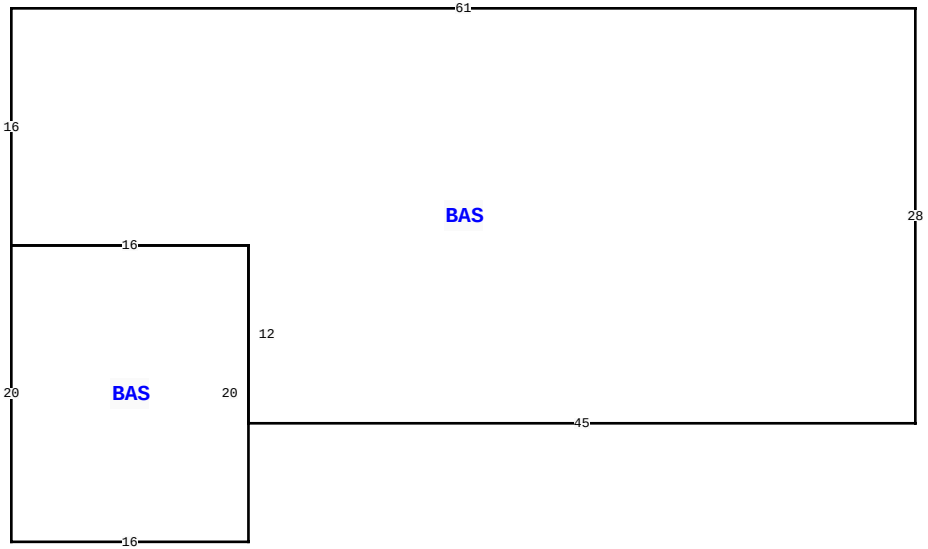
NEIGHBORHOOD/LOC 6417.0900 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	27,543
BAS	1,516	100		1,516	130,487
TOTALS	1,836			1,836	158,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	120.3840	132.42	243,123	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1836 HX Base Yr



1657 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	150	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	158,030
TOTAL MARKET OB/XF VALUE	5,350
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	181,880
SOH/AGL Deduction	0
ASSESSED VALUE	181,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,880
TOTAL JUST VALUE	181,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044340	Roof Replacement	13,400	05/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1483	10/18/2024	WD	Q	I	01	230,000
GRANTOR: DONG HE						
GRANTEE: DAVIES DWIGHT						
1480/2362	12/07/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DONG						
GRANTEE: DONG HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S16 BAS= S20 E16 N20 W16$ E16 S12 E45 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,350

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	0		*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 10/31/2024 BY TP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS