LOTS 9 & 10 BLOCK B CHAPEL HILLS
420-528, 458-258, 788-1367, DC 1

FUTCH THOMAS PAUL
1585 SW CAROLINE CT
LAKE CITY, FL 32025

**2027**

**06-4S-17-08082-010**

## BUILDING CHARACTERISTICS

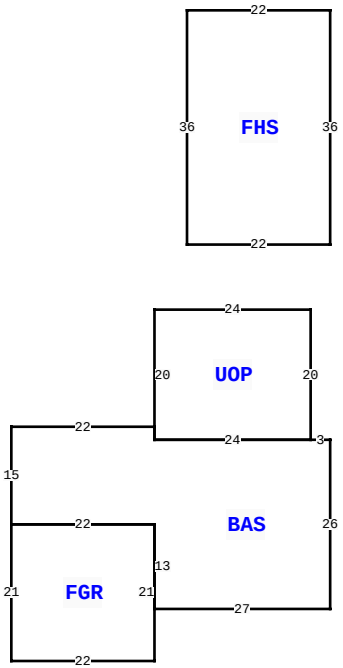
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| 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 | 1,032 | 100 | | 1,032 | 35,652 |
| FGR | 462 | 55 | | 254 | 8,775 |
| FHS | 792 | 60 | | 475 | 16,410 |
| UOP | 480 | 20 | | 96 | 3,317 |
| TOTALS | 2,766 | | | 1,857 | 64,153 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,857 | 69.7876 | 76.77 | 142,562 | 1972 | 1972 | 0 | 0 | 20 | 35.00 | 45.00 |

1 SINGLE FAM 100% - 2027 Heated Area: 1824 HX Base Yr 2027




1585 SW CAROLINE CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 30 | 12 | 1.00 | UT | 300.00 | 300.00 | 100 | 2003 | 2003 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 64,153 |
| TOTAL MARKET OB/XF VALUE | 1,800 |
| TOTAL LAND VALUE - MARKET | 40,500 |
| TOTAL MARKET VALUE | 106,453 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 106,453 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 55,042 |
| TOTAL JUST VALUE | 106,453 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,614 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1580/1545 | 10/26/2026 | PB | U | I | 18 | 0 |

GRANTOR: CLERK OF COURT (LAUGH

GRANTEE: FUTCH THOMAS PAUL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W24 N2 W22 S15 E22 S13 E27 N26 $
FHS=[ORIG=0,-30] N36 W22 S36 E22 $
UOP=[ORIG=-3,0] N20 W24 S20 E24 $
FGR=[ORIG=-49,13] S21 E22 N21 W22 $
PTR=[ORIG=0,0] N30 S30 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | 0.90 | 22,500.00 | 20,250.00 | 20,250 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | *RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 22,500.00 | 20,250.00 | 20,250 | | | | | | | |

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.52 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/17/2026 BY SYS