LOT 13 BLOCK B CHAPEL HILLS
S/D UNIT 1. ORB 466-672,
WD 1016-2834. QCD 1071-1938.

NIQUETTE GLORIA L
1525 SW CAROLINE CT
LAKE CITY, FL 32025-6529

2027

06-4S-17-08082-013

BUILDING CHARACTERISTICS

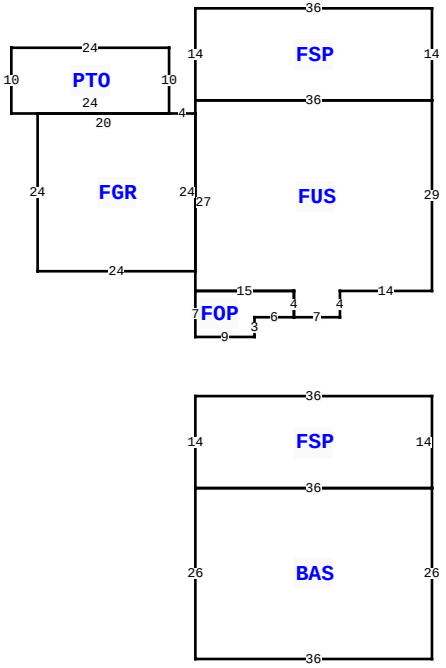
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
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	936	100		936	73,531
FGR	576	55		317	24,903
FOP	87	30		26	2,042
FSP	504	40		202	15,869
FSP	504	40		202	15,869
FUS	1,072	100		1,072	84,215
PTO	240	5		12	943
TOTALS	3,919			2,767	217,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	109.8720	120.86	334,420	1981	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 2008 HX Base Yr 2005



1525 SW CAROLINE CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	1,032.00	UT	2.00	2.00	100	0	0	3	100	2,064	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	217,373
TOTAL MARKET OB/XF VALUE	3,864
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	239,737
SOH/AGL Deduction	79,683
ASSESSED VALUE	160,054
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	108,643
TOTAL JUST VALUE	239,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
57	MAINT/ALTR	50	02/20/2014
084	SFR	24,000	12/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/1938	1/18/2006	QC	Q	I	01	100
GRANTOR: MICHAEL A MILEWSKI						
GRANTEE: GLORIA L MILEWSKI (						
1016/2834	5/27/2004	WD	Q	I		142,400
GRANTOR: WALTER I & DENISE L G						
GRANTEE: MICHAEL A & GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N14 W36 S14 E36$ BAS= W36 S26 E36 N26$ PTR= N30 FUS= N29 FSP= N14 W36 S14 E36$ W36 S2 FGR= W4 PTO= N10W24 S10 E24$ W20 S24 E24 N24$ S27 FOP= S7 E9 N3 E6 N4 W15$ E15 S4 E7 N4 E14 $ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,864

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 09/27/2016 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS