LOT 1 BLOCK C CHAPEL HILLS S/D
UNIT 1. 362-636, DC 1335-770,

DAUGHERTY KATHY/DAUGHERTY KATHY
597 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2026

06-4S-17-08083-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

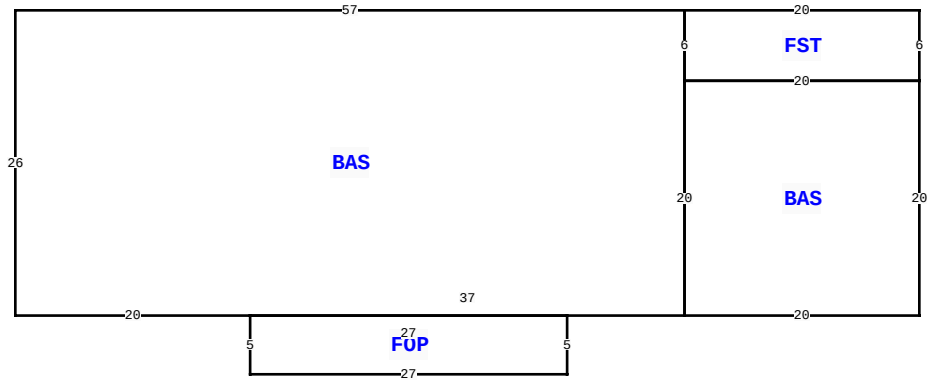
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	400	100		400	32,718
BAS	1,482	100		1,482	121,222
FOP	135	30		40	3,272
FST	120	55		66	5,398
TOTALS	2,137			1,988	162,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	110.3860	125.84	250,170	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1882 HX Base Yr



597 SW CHAPEL HILL ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		162,610
TOTAL MARKET OB/XF VALUE		3,130
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		186,090
SOH/AGL Deduction		80,049
ASSESSED VALUE		106,041
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		49,630
TOTAL JUST VALUE		186,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045600	Roof Replacement	18,911	10/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S26 E20 FOP= S5 E27N5 W27$ E37 BAS= E20 N20 W20 S20$ N20 FST= E20 N6 W20 S6$ N6$.

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	430	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0296	SHED METAL	0	100	7	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,130

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	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.36 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 05/08/2026 BY SYS