LOT 3 BLOCK C CHAPEL HILLS S/D U
ORB 845-656, WD 1093-1309

BUSZKO RANEE L/BUSZKO ANDRZEJ E
1648 SW CAROLINE CT
LAKE CITY, FL 32025

2027

06-4S-17-08083-003

BUILDING CHARACTERISTICS

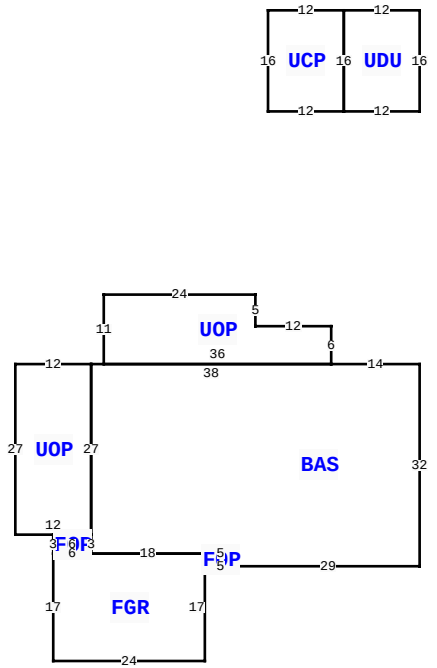
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	18	CEMENT BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,618	100		1,618	119,400
FGR	408	55		224	16,530
FOP	10	30		3	222
FOP	18	30		5	369
UCP	192	20		38	2,804
UDU	192	55		106	7,822
UOP	324	20		65	4,796
UOP	336	20		67	4,945
TOTALS	3,098			2,126	156,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	103.2080	113.53	241,365	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1618 HX Base Yr



1648 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	1,390.00	UT	0.90	0.90	100	1985	1985	3	100	1,251	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	404.00	UT	1.50	1.50	100	0	0	3	100	606	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	156,887
TOTAL MARKET OB/XF VALUE	20,693
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	196,080
SOH/AGL Deduction	67,152
ASSESSED VALUE	128,928
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	77,517
TOTAL JUST VALUE	196,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,927

XFOB:6:1: CONCRETE AROUND POOL
XFOB:5:1: WALKWAY
XFOB:4:1: POOL
XFOB:1:1: DRIVEWAY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000245	ADDN SFR	50	07/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1093/1309	8/11/2006	WD	Q	I	01	100
GRANTOR: RANEE BUSZKO						
GRANTEE: RANEE BUSZKO & ANDR						
0609/0104	12/01/1986	WD	Q	I		57,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N6 W12 N5 W24 S11 E36$ W38UOP= W12 S27 E12 N27$ S27 FOP= W6 S3 E6 N3$ S3FGR= W6 S17 E24 N17 W18$ E18 FOP= S2 E5 N2 W5$ E5 S2 E29 N32$ PTR= N40 UDU= N16 W12 UCP= W12 S16 E12 N16$ S16 E12$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 20,693

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