LOT 4 BLOCK C CHAPEL HILLS S/D U
379-291, DC 1538-1469, WD 1538-1

DUNCAN CORBETT WYLIE/DUNCAN KELSEY
1626 SW CAROLINE CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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

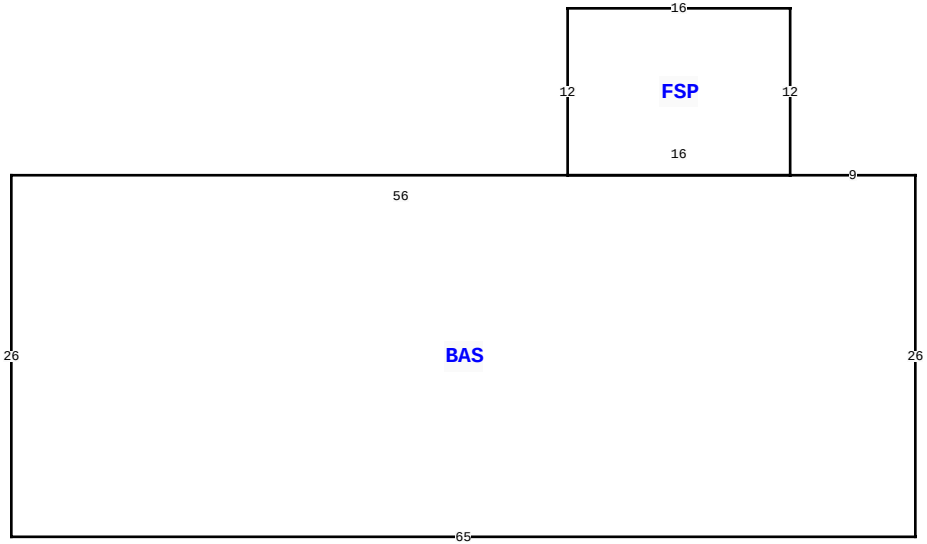
NEIGHBORHOOD/LOC 6417.0900 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	144,906
FSP	192	40		77	6,602
TOTALS	1,882			1,767	151,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	109.3680	122.49	216,440	1976	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 1690 HX Base Yr 2026



1626 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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	75	1993	1993	3	75	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		151,508
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		172,108
SOH/AGL Deduction		0
ASSESSED VALUE		172,108
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,697
TOTAL JUST VALUE		172,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1474	4/21/2025	WD	Q	I	01	235,000

GRANTOR: PRICE BONNIE F

GRANTEE: DUNCAN CORBETT WYLI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N12 W16 S12 E16$ W56 S26 E65 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 07/22/2025 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS