LOT 5 BLOCK C CHAPEL HILLS S/D U
524-608, 670-616, WD 673-104,DC

TOMLIN TRAVIS
1602 SW CAROLINE CT
LAKE CITY, FL 32025

2027

06-4S-17-08083-005

BUILDING CHARACTERISTICS

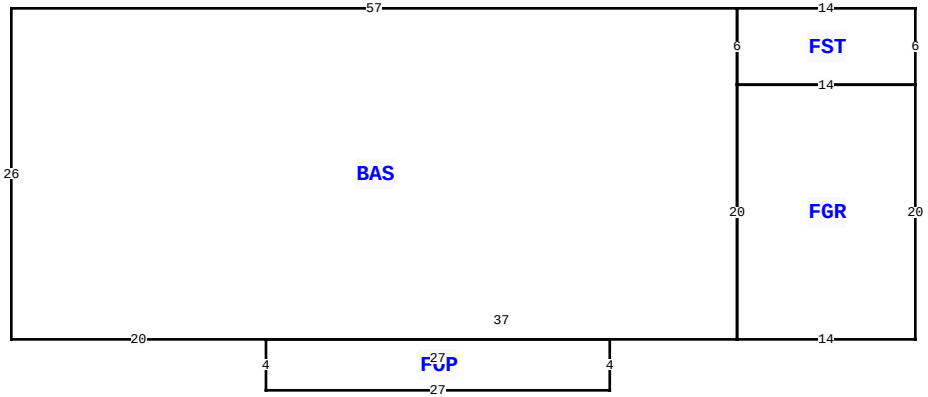
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,482	100		1,482	152,859
FGR	280	55		154	15,884
FOP	108	30		32	3,301
FST	84	55		46	4,745
TOTALS	1,954			1,714	176,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	117.2080	128.93	220,986	1975	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 1482 HX Base Yr 2025



1602 SW CAROLINE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,789
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		197,239
SOH/AGL Deduction		0
ASSESSED VALUE		197,239
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,828
TOTAL JUST VALUE		197,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2556	3/26/2022	WD	Q	I	01	202,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: TOMLIN TRAVIS						
1356/2312	3/10/2018	WD	U	I	30	65,000
GRANTOR: LAWRENCE HINES & JIAN						
GRANTEE: LOTUS PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S26 E20 FOP= S4 E27N4 W27$ E37 FGR= E14 N20 W14 S20$ N20 FST= E14 N6 W14 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	350	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	100	16	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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 09/15/2022 BY CP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS