LOT 8 BLOCK C CHAPEL HILL S/D S/
382-177, 958-1133, DC 1395-2254,

COLACCHIO SUE ANN
1554 SW CAROLINE CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-008

BUILDING CHARACTERISTICS

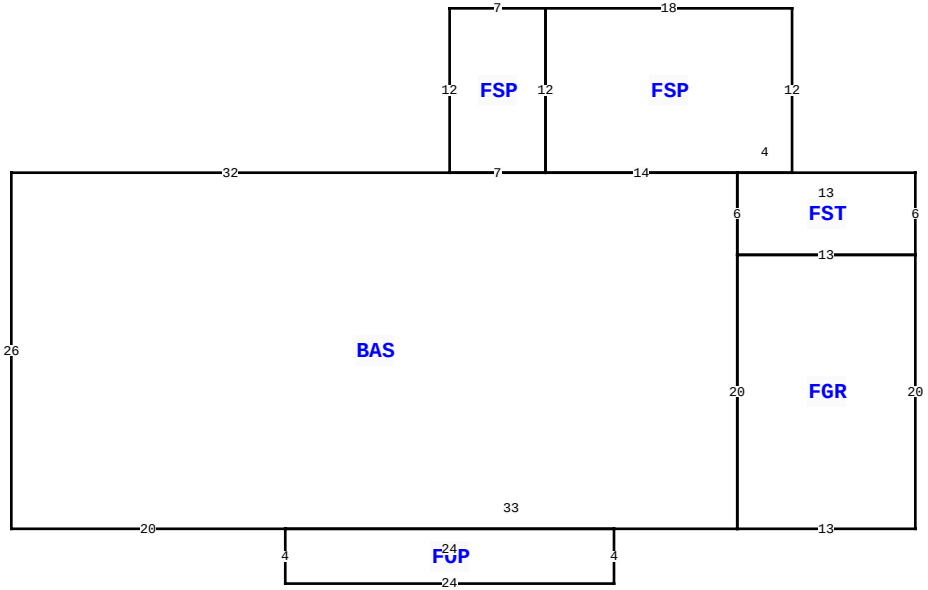
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,378	100		1,378	142,933
FGR	260	55		143	14,833
FOP	96	30		29	3,008
FSP	84	40		34	3,527
FSP	216	40		86	8,921
FST	78	55		43	4,460
TOTALS	2,112			1,713	177,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	123.4800	138.30	236,908	1977	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 1378 HX Base Yr



1554 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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1975	1975	3	47	16,845	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	0	12	20	1.00	UT	1,600.00	1,600.00	100	1993	1993	3	100	1,600	
5	0294	SHED WOOD/	0	0	12	20	1.00	UT	1,800.00	1,800.00	100	2011	2011	3	100	1,800	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	177,681
TOTAL MARKET OB/XF VALUE	22,795
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	218,976
SOH/AGL Deduction	0
ASSESSED VALUE	218,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,976
TOTAL JUST VALUE	218,976
NCON VALUE	2,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1965	1/31/2025	WD	Q	I	01	325,000
GRANTOR: SELLERS NINA Y						
GRANTEE: COLACCHIO SUE ANN						
1485/2112	2/28/2023	LE	U	I	14	100
GRANTOR: SELLERS NINA Y (ENH L						
GRANTEE: SELLERS TYLER REID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E20 FOP= S4 E24N4 W24$ E33 FGR= E13 N20 W13 S20$ N20 FST= E13 N6 W13 S6$ N6 FSP= E4 N12 W18 S12 E14$ W14 FSP= N12 W7 S12 E7$ W7$.

LAND DESCRIPTION

TOTAL OB/XF 22,795

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	0		*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 05/28/2025 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS