

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

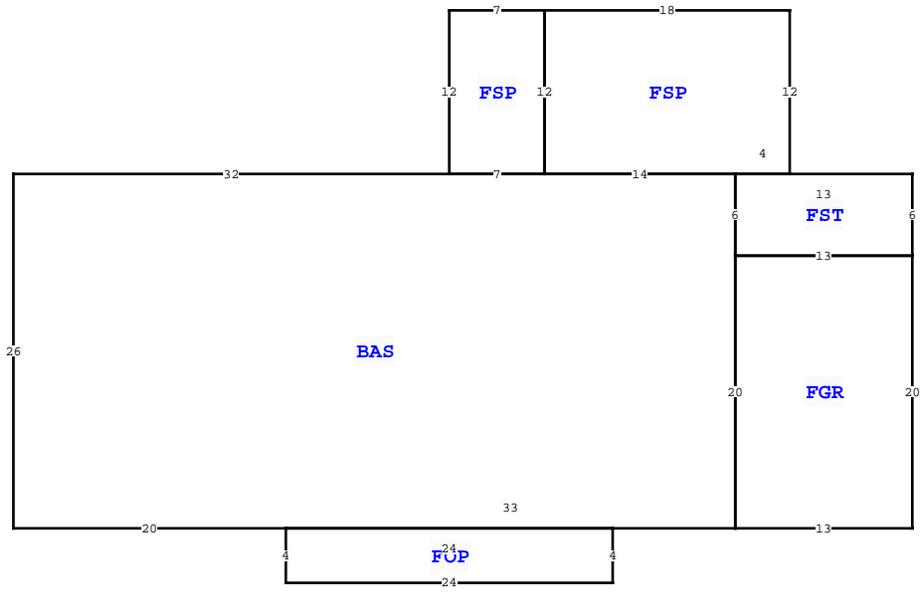
COLACCHIO SUE ANN
1554 SW CAROLINE CT
LAKE CITY, FL 32025

2026

06-4S-17-08083-008
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	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
BAS	1,378	100	
FGR	260	55	
FOP	96	30	
FSP	84	40	
FSP	216	40	
FST	78	55	
TOTALS	2,112		

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	140.77	241,139	1977	2000	0	0	0	31.25	68.75	
1 SINGLE FAM 0% - 2026 Heated Area: 1378 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		165,783	
TOTAL MARKET OB/XF VALUE		14,702	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		198,985	
SOH/AGL Deduction		0	
ASSESSED VALUE		198,985	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		198,985	
TOTAL JUST VALUE		198,985	
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						

EXTRA FEATURES																	
L N	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	30	1975	1975	3	30	10,752	
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	0.00	0.00	100	1993	1993	3	100	600	
5	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	2011	2011	3	100	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	

TOTAL OB/XF														14,702			
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			
1554 SW CAROLINE CT, LAKE CITY														04/21/2023 MLU			

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														14,702			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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														