

LOT 10 BLOCK D CHAPEL HILLS S/D  
NW COR OF LOT 10, RUN S 200 FT,  
FT, E 25 FT TO POB.

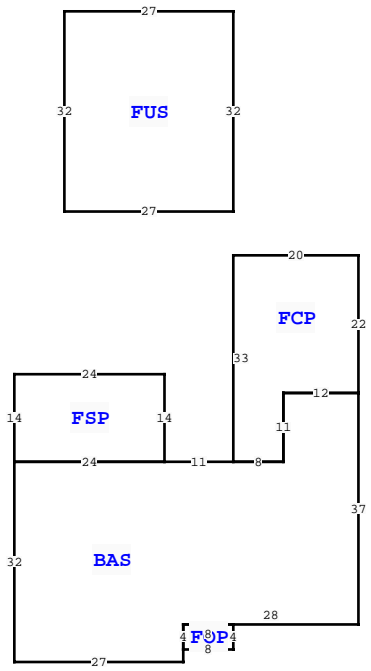
CARSON KELLY KAY/CARSON SEAN PATRICK  
719 SW CHAPEL HILL ST  
LAKE CITY, FL 32025

**2026**

06-4S-17-08084-010  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectural	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	1,724	100	
FCP	528	25	
FOP	32	30	
FSP	336	40	
FUS	864	100	
TOTALS	3,484		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2023									Heated Area: 2588	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			236,144
TOTAL MARKET OB/XF VALUE			2,640
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			263,534
SOH/AGL Deduction			0
ASSESSED VALUE			263,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			263,534
TOTAL JUST VALUE			263,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
465	ADDN SFR	48	06/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1470	5/29/2024	QC	U	I	11	100

GRANTOR: CARSON MICHAEL  
GRANTEE: ABBATE CARA  
1458/1600 2/04/2022 WD U I 11 100  
GRANTOR: CARSON KEVIN KITPATRI  
GRANTEE: CARSON KELLY

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	12	24	UT	5.00	5.00	100	1993	1993	3	100	1,440	

BLD DATE		LGL DATE	
		04/14/2026	MLU

BUILDING NOTES													
719 SW CHAPEL HILL ST, LAKE CITY													

LAND DESCRIPTION														TOTAL OB/XF										
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	1.10	22,500.00	24,750.00	24,750							