

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

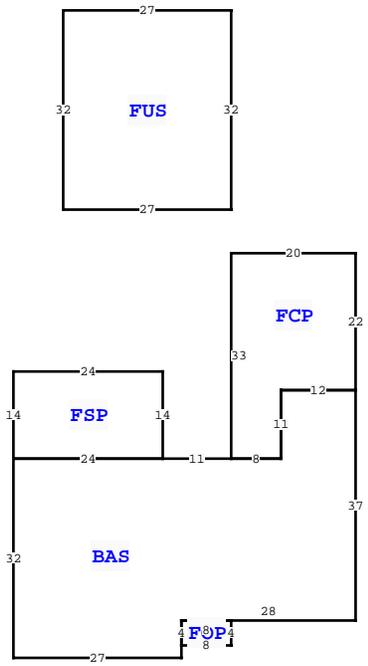
CARSON KELLY KAY/CARSON SEAN PATRICK
719 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2026

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

BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100		1,724	144,681
FCP	528	25		132	11,078
FOP	32	30		10	839
FSP	336	40		134	11,246
FUS	864	100		864	72,508
TOTALS	3,484			2,864	240,351

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				



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VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			240,351
TOTAL MARKET OB/XF VALUE			2,640
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			267,741
SOH/AGL Deduction			0
ASSESSED VALUE			267,741
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,741
TOTAL JUST VALUE			267,741
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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
719 SW CHAPEL HILL ST, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W11 FSP= N14 W24 S14 E24\$ W24 S32 E27 N2 FOP= E8 N4 W8 S4\$ N4 E28 N37 FCP= N22W20 S33 E8 N11 E12\$ W12 S11 W8\$ PTR=N40 FUS= N32 W27 S32 E27\$ S40\$.	

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	

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							