LOT 12 BLOCK D CHAPEL HILLS S/D
406-556, 486-488, 705-541, DC 13

PRICE LAURENCE A JR/PRICE KATHY L
681 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2027

06-4S-17-08084-012

BUILDING CHARACTERISTICS

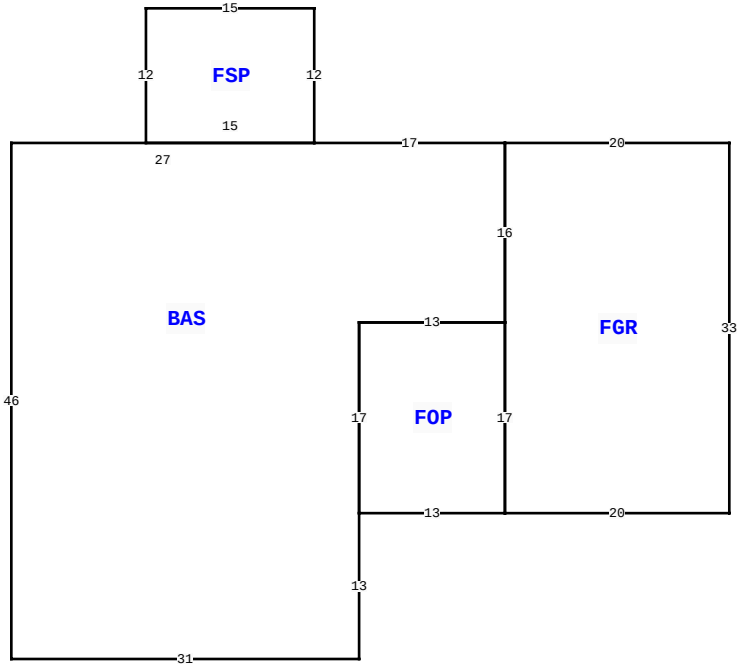
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,634	100		1,634	153,605
FGR	660	55		363	34,124
FOP	221	30		66	6,204
FSP	180	40		72	6,768
TOTALS	2,695			2,135	200,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	113.9490	125.34	267,601	1978	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1634 HX Base Yr 2025



681 SW CHAPEL HILL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		200,701
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		222,151
SOH/AGL Deduction		18,026
ASSESSED VALUE		204,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,714
TOTAL JUST VALUE		222,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38	MAINT/ALTR	50	02/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/146	12/05/2023	WD	Q	I	01	270,000
GRANTOR: VAN VLEET KRISTIE MAR						
GRANTEE: PRICE LAURENCE A JR						
1385/2119	5/31/2019	WD	Q	I	01	159,900
GRANTOR: BARBARA T HAGLER						
GRANTEE: KRISTIE MARIE VAN V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17FSP= N12 W15 S12 E15$ W27 S46 E31 N13 FOP= E13 N17 W13 S17$ N17 E13 FGR= S17 E20 N33 W20 S16$ N16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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 12/27/2023 BY TP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS