

LOT 13 BLOCK D CHAPEL HILLS
S/D UNIT 1 & BEG NW COR OF LOT
13 & RUN S 77 DG E 130 FT,

LOFTON SPENCER/LOFTON LISA
661 SW CHAPEL HILLS ST
LAKE CITY, FL 32025

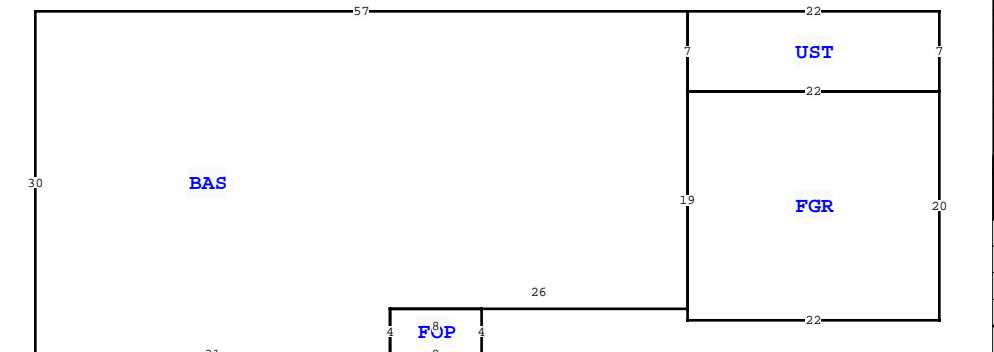
2026

06-4S-17-08084-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,927	115.0420	128.85	248,294	1969	2005		0	20.00	80.00		



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	1,606	100		1,606	165,546
FGR	440	55		242	24,946
FOP	32	30		10	1,031
UST	154	45		69	7,113
TOTALS	2,232			1,927	198,635

661 SW CHAPEL HILL ST, LAKE CITY

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

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	

TOTAL OB/XF 150

LAND DESCRIPTION																								
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	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE			198,635	
TOTAL MARKET OB/XF VALUE			150	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			217,285	
SOH/AGL Deduction			48,741	
ASSESSED VALUE			168,544	
TOTAL EXEMPTION VALUE			HX HB VX 56,411	
BASE TAXABLE VALUE			112,133	
TOTAL JUST VALUE			217,285	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			219,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9	MAINT/ALTR	65	01/09/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1271	8/28/2019	WD Q	Q	I	01	162,000
GRANTOR: JOSEPH J BRENNAN JR						
GRANTEE: SPENCER & LISA LOFT						
1329/1652	1/23/2017	WD U	U	I	16	32,500
GRANTOR: STEPHEN A SAULS						
GRANTEE: JOSEPH J BRENNAN JR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W57 S30 E31 FOP= E8 N4 W8 S4\$ N4 E26 FGR= S1 E22 N20W22 S19\$ N19 UST= E22 N7 W22 S7\$ N7\$.