

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

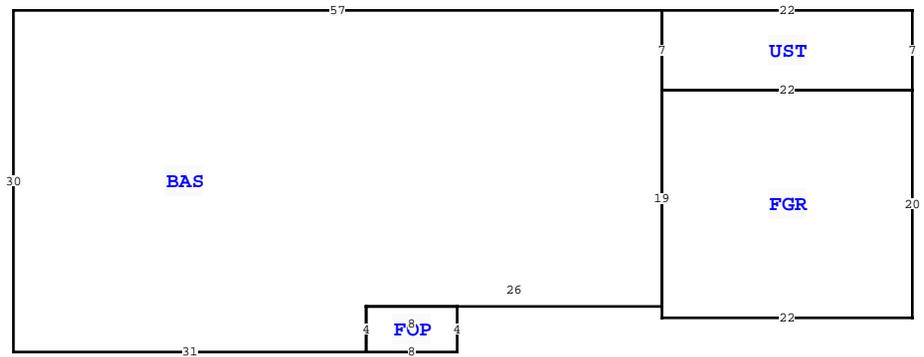
2026

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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,606	100
FGR	440	55
FOP	32	30
UST	154	45
TOTALS	2,232	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2021								
Heated Area: 1606										HX Base Yr	2021



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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,181
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		220,831
SOH/AGL Deduction		52,287
ASSESSED VALUE		168,544
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		112,133
TOTAL JUST VALUE		220,831
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						

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

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

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

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