LOT 1 BLOCK E CHAPEL HILLS S/D U
DC 1403-510, LE 1403-514, DC 151

KRASZEWSKI PHILIP PAUL JR/KRASZEWSKI KAREN ELAINE
602 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2027

06-4S-17-08094-000

BUILDING CHARACTERISTICS

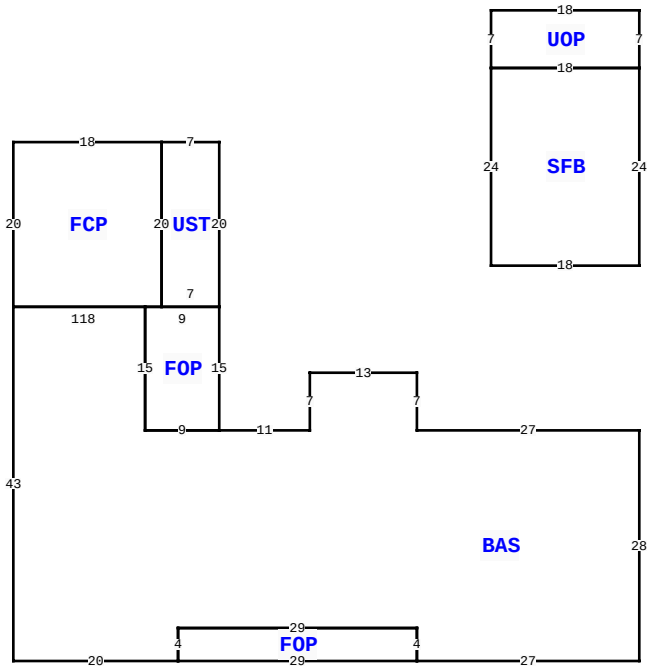
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,343	100		2,343	182,815
FCP	360	25		90	7,023
FOP	116	30		35	2,731
FOP	135	30		40	3,121
SFB	432	80		346	26,997
UOP	126	20		25	1,951
UST	140	45		63	4,916
TOTALS	3,652			2,942	229,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,942	109.1250	120.04	353,158	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2775 HX Base Yr



602 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	229,553
TOTAL MARKET OB/XF VALUE	1,750
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	249,803
SOH/AGL Deduction	0
ASSESSED VALUE	249,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,803
TOTAL JUST VALUE	249,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047296	Roof Replacement	27,348	05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2407	11/12/2024	WD	Q	I	05	325,000
GRANTOR: MASSEY VIRGINIA						
GRANTEE: KRASZEWSKI PHILIP P						
1403/0514	1/09/2020	LE	U	I	14	100
GRANTOR: WANDA YOUNG GAUSE (EN						
GRANTEE: VIRGINIA MASSEY (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N7 W13 S7 W11 FOP= N15 UST= W7 N20 E7 S20$ W9 S15 E9$ W9 N15 W16 FCP= N20 E18 S20 W18$ S43 E20 FOP= N4 E29 S4 W29$ N4 E29S4 E27 N28$ PTR=N20 SFB= N24 UOP= N7W18 S7 E18$ W18 S24 E18$ S20$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	8	15	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	0		*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 12/03/2024 BY TP Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS