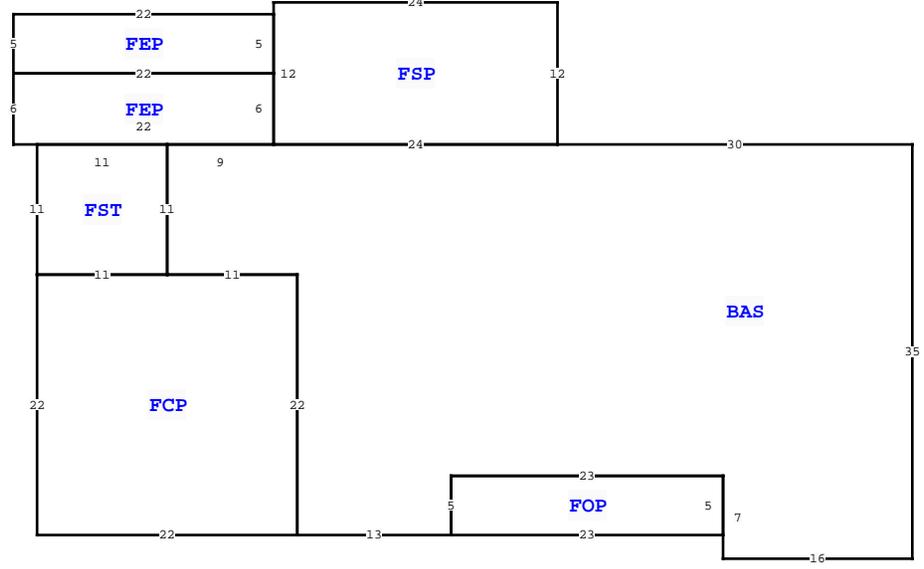




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2018		Heated Area: 1754						HX Base Yr 2018	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	74,419
FCP	484	25		121	5,134
FEP	110	80		88	3,734
FEP	132	80		106	4,497
FOP	115	30		34	1,442
FSP	288	40		115	4,879
FST	121	55		67	2,843
TOTALS	3,004			2,285	96,948

626 SW CHAPEL HILL ST, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	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	130	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	35.00	35.00	100	1975	1975	3	40	7,168	
4	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	11	20	1.00	UT	0.00	0.00	100	1998	1998	3	100	150	
6	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1998	1998	3	100	300	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF 11,048

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	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	96,948		
TOTAL MARKET OB/XF VALUE	11,048		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	152,996		
SOH/AGL Deduction	7,860		
ASSESSED VALUE	145,136		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	93,725		
TOTAL JUST VALUE	152,996		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	143,296		
PRMT:1:1: VINYL SIDING			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
1454	ADDN SFR	70	03/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/1341	5/25/2012	WD	U	I	30	100
GRANTOR: MELINA M LEDUC (RESER)						
GRANTEE: MELINA M LEDUC & MA						
0525/0072	11/01/1983	WD	Q	I	01	78,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 FSP= N12 W24 S12 E24\$ W24 FEP= N6 FEP= N5 W22 S5 E22\$ W22 S6 E22\$ W9 FST= W11 S11 E11 N11\$ S11 FCP= W11 S22 E22 N22 W11\$ E11S22 E13 FOP= E23 N5W23 S5\$ N5 E23 S7 E16 N35\$.												