**LOT 2 BLOCK E CHAPEL HILLS**
UNIT 1 & LOT 15 BLOCK E CHAPEL
HILLS UNIT 1, ADDITION #1.

**LUTZ MARK W**
626 SW CHAPEL HILL ST
LAKE CITY, FL 32025

# 2027

**06-4S-17-08095-000**

## BUILDING CHARACTERISTICS

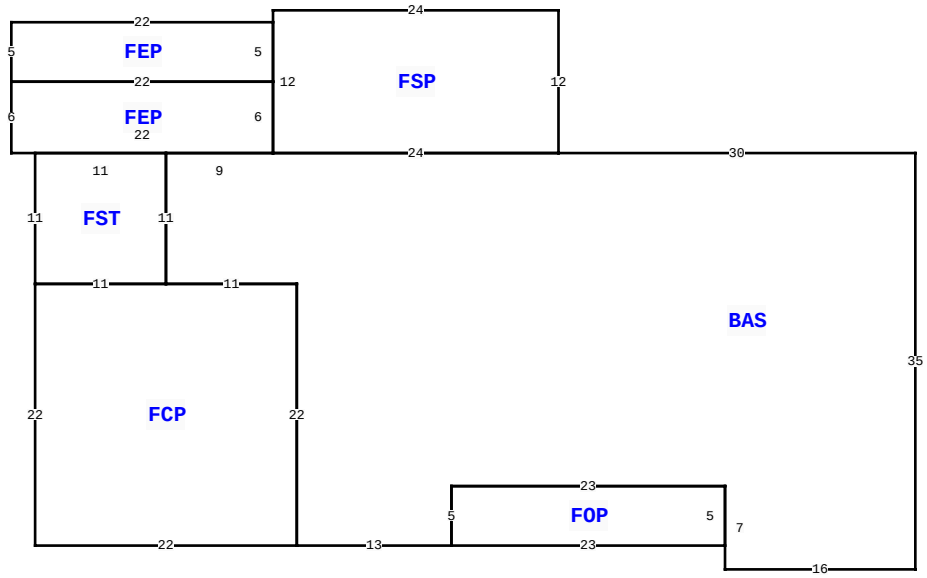
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,754 | 100 | | 1,754 | 71,809 |
| FCP | 484 | 25 | | 121 | 4,954 |
| FEP | 110 | 80 | | 88 | 3,603 |
| FEP | 132 | 80 | | 106 | 4,340 |
| FOP | 115 | 30 | | 34 | 1,392 |
| FSP | 288 | 40 | | 115 | 4,708 |
| FST | 121 | 55 | | 67 | 2,743 |
| TOTALS | 3,004 | | | 2,285 | 93,548 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,285 | 93.0424 | 102.35 | 233,870 | 1969 | 1969 | 0 | 0 | 25 | 35.00 | 40.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1754 HX Base Yr 2018




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

| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,548 |
| TOTAL MARKET OB/XF VALUE | | 11,048 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 149,596 |
| SOH/AGL Deduction | | 106 |
| ASSESSED VALUE | | 149,490 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 93,079 |
| TOTAL JUST VALUE | | 149,596 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 151,296 |

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$.

## LAND DESCRIPTION

TOTAL OB/XF 11,048

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

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.56 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS