LOT 4 BLOCK E CHAPEL HILLS S/D U
WD 1015-1125, WD 1573-1061

VAUGHT JESSIE/CRONIN STEVEN
660 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2027

06-4S-17-08097-000

BUILDING CHARACTERISTICS

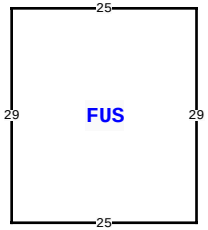
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900	1.00/

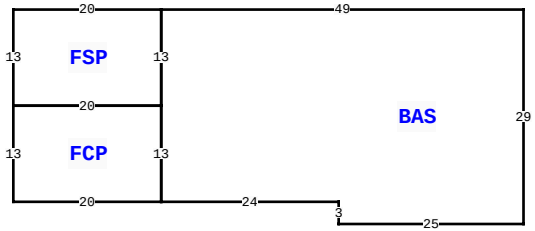
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100		1,349	109,755
FCP	260	25		65	5,288
FSP	260	40		104	8,462
FUS	725	100		725	58,986
TOTALS	2,594			2,243	182,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	113.7868	125.17	280,756	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2074 HX Base Yr





660 SW CHAPEL HILL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	182,491
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	202,141
SOH/AGL Deduction	0
ASSESSED VALUE	202,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,141
TOTAL JUST VALUE	202,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1061	7/15/2026	WD	Q	I	01	210,000
GRANTOR: OSTEEN THOMAS B						
GRANTEE: VAUGHT JESSIE						
1015/1125	5/13/2004	WD	Q	I		104,000
GRANTOR: MARY C RANDOLPH						
GRANTEE: THOMAS OSTEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FSP= W20 S13 E20 N13$ S13 FCP= W20 S13 E20 N13$ S13 E24 S3 E25 N29$ PTR= N30 FUS= N29 W25 S29 E25$ S30$.

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	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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 09/27/2016 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS