LOT 6 BLOCK E CHAPEL HILLS S/D U
358-607, 610-740, 771-1141, WD 1

PETRIK MEGAN/PETRIK LANDON
706 SW CHAPEL HILL ST
LAKE CITY, FL 32025

2027

06-4S-17-08097-006

BUILDING CHARACTERISTICS

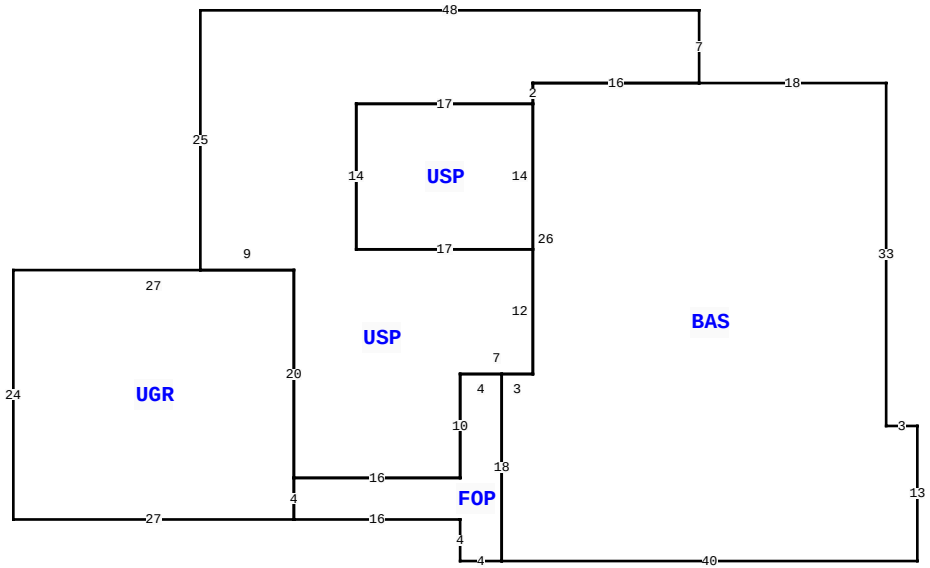
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,657	100		1,657	147,082
FOP	136	30		41	3,639
UGR	648	45		292	25,919
USP	238	35		83	7,367
USP	1,064	35		372	33,020
TOTALS	3,743			2,445	217,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	124.1460	136.56	333,889	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1657 HX Base Yr



706 SW CHAPEL HILL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	2022	1972		100	2,400	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
4	0294	SHED WOOD/	0	0	32	14	448.00	UT	15.00	15.00	100	2022	2021		100	6,720	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	217,028
TOTAL MARKET OB/XF VALUE	14,220
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	249,748
SOH/AGL Deduction	0
ASSESSED VALUE	249,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,748
TOTAL JUST VALUE	249,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01000	REROOF	32,540	12/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1378	6/06/2026	WD	Q	I	01	290,000
GRANTOR: OWENS TREVOR SEAN						
GRANTEE: PETRIK MEGAN						
1453/1335	11/23/2021	WD	Q	I	01	255,000
GRANTOR: LYNCH FLOYCE M						
GRANTEE: OWENS TREVOR SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N7 W48 S25 E9 S20 E16 N10 E7 N12 W17 N14 E17 N2E16$ W16 S2 USP= W17 S14 E17N14$ S26 W3 FOP= W4 S10W16 UGR= N20 W27 S24 E27 N4$ S4E16S4 E4 N18$ S18 E40 N13 W3 N33$.

LAND DESCRIPTION

TOTAL OB/XF 14,220

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 10/26/2026 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS