LOT 4 BLOCK A CHAPEL HILLS
UNIT 1 ADDITION #1.
511-445, 680-583, WD 836-21,

GOIN MICHAEL
1757 SW CAROLINE CT
LAKE CITY, FL 32025

**2027**

**06-4S-17-08098-004**

## BUILDING CHARACTERISTICS

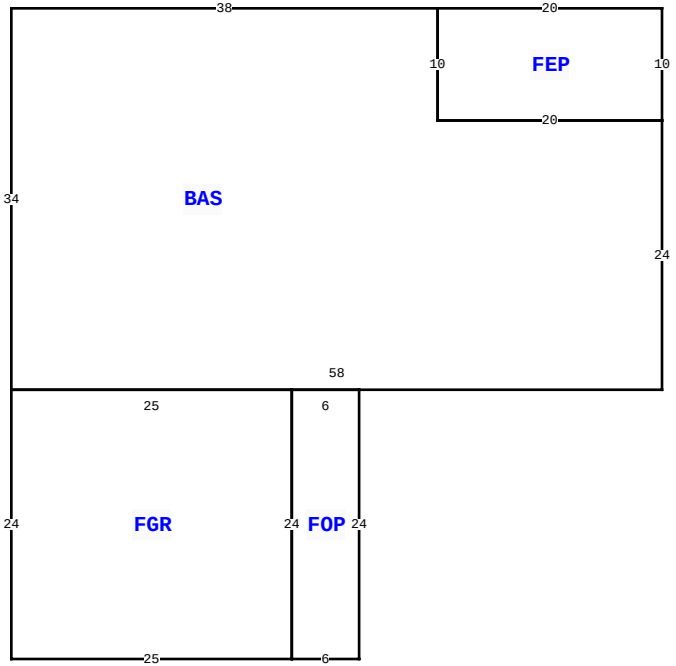
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 1,772 | 100 | | 1,772 | 140,485 |
| FEP | 200 | 80 | | 160 | 12,685 |
| FGR | 600 | 55 | | 330 | 26,163 |
| FOP | 144 | 30 | | 43 | 3,409 |
| TOTALS | 2,716 | | | 2,305 | 182,742 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,305 | 110.8800 | 121.97 | 281,141 | 1983 | 1983 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1772 HX Base Yr 2020




1757 SW CAROLINE CT, 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 700 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 182,742 |
| TOTAL MARKET OB/XF VALUE | | 1,300 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 202,542 |
| SOH/AGL Deduction | | 56,067 |
| ASSESSED VALUE | | 146,475 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 95,064 |
| TOTAL JUST VALUE | | 202,542 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 205,868 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1386/2139 | 6/17/2019 | WD | Q | I | 01 | 147,000 |
| GRANTOR: PATSY BAKER RICHARDS | | | | | | |
| GRANTEE: MICHAEL GOIN | | | | | | |
| 1325/0578 | 11/03/2016 | WD | U | I | 19 | 100 |
| GRANTOR: JERRY B BAKER SUCCESS | | | | | | |
| GRANTEE: PATSY BAKER RICHARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S34 FGR= S24 E25 FOP= E6 N24 W6 S24$ N24 W25$ E58
N24 FEP= N10 W20 S10 E20$ W20 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/16/2019 BY RP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS