

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

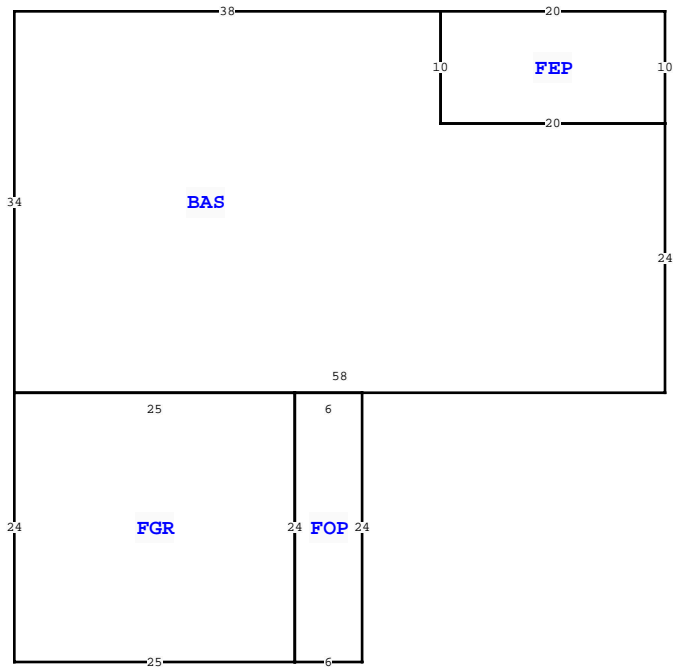
GOIN MICHAEL
 1757 SW CAROLINE CT
 LAKE CITY, FL 32025

2026

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 Floor	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

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	124.19	286,258	1983	1983	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2020 Heated Area: 1772 HX Base Yr 2020													



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	143,042
FEP	200	80		160	12,916
FGR	600	55		330	26,639
FOP	144	30		43	3,471
TOTALS	2,716			2,305	186,068

1757 SW CAROLINE CT, 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	186,068			
TOTAL MARKET OB/XF VALUE	1,300			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	205,868			
SOH/AGL Deduction	63,659			
ASSESSED VALUE	142,209			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	90,798			
TOTAL JUST VALUE	205,868			
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	Q	I	01	147,000
GRANTOR: PATSY BAKER RICHARDS						
GRANTEE: MICHAEL GOIN						
1325/0578	11/03/2016	WD U	U	I	19	100
GRANTOR: JERRY B BAKER SUCCESS						
GRANTEE: PATSY BAKER RICHARD						

EXTRA FEATURES														TOTAL OB/XF		1,300	
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	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	

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