LOT 5 BLOCK A CHAPEL HILLS ADDIT
654-306, 831-129, 835-1652, DC 8

MEEKS REBECCA A
1771 SW CAROLINE CT
LAKE CITY, FL 32025

2027

06-4S-17-08098-005

BUILDING CHARACTERISTICS

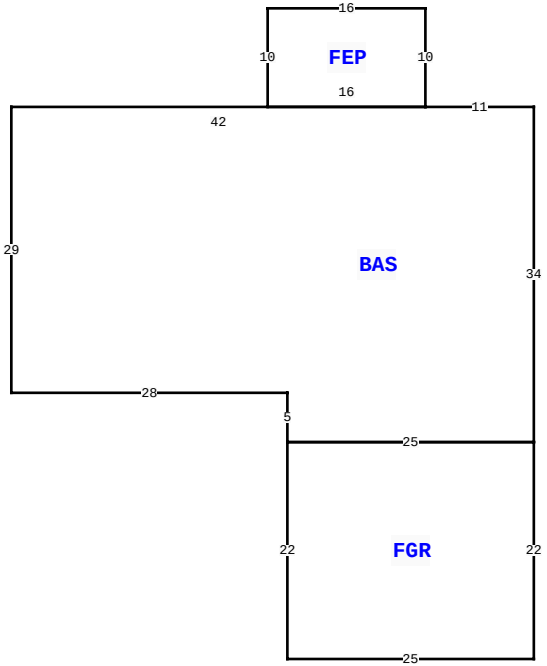
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,662	100		1,662	130,349
FEP	160	80		128	10,039
FGR	550	55		302	23,685
TOTALS	2,372			2,092	164,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	109.6920	120.66	252,421	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1662 HX Base Yr 1998



1771 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	1,500	
2	0296	SHED METAL	0	100	10	11	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	164,074
TOTAL MARKET OB/XF VALUE	2,050
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	184,624
SOH/AGL Deduction	60,800
ASSESSED VALUE	123,824
TOTAL EXEMPTION VALUE	HX HB VX WX 61,411
BASE TAXABLE VALUE	62,413
TOTAL JUST VALUE	184,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00846			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/466	1/17/2026	LE	U	I	14	100
GRANTOR: MEEKS REBECCA ASENATH						
GRANTEE: MEEKS REBECCA ASENA						
1419/1009	9/02/2020	LE	U	I	14	100
GRANTOR: REBECCA A MEEKS (ENH						
GRANTEE: CHRISTA ASENATH MEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FEP= N10 W16 S10 E16$ W42 S29 E28 S5 FGR= S22 E25 N22 W25$ E25 N34$.

LAND DESCRIPTION

TOTAL OB/XF 2,050

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 04/29/2025 BY JS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS