BEG AT NE COR OF SE1/4 OF SW1/4, NW COR OF SE1/4 OF SW1/4, S ALON OF RD 200 FT, E 1320 FT TO E LIN

CHAPPLE SELWIA ANN THOMAS/TWEEDALE JAMES WALTER
2569 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

17-3S-17-04961-000

BUILDING CHARACTERISTICS

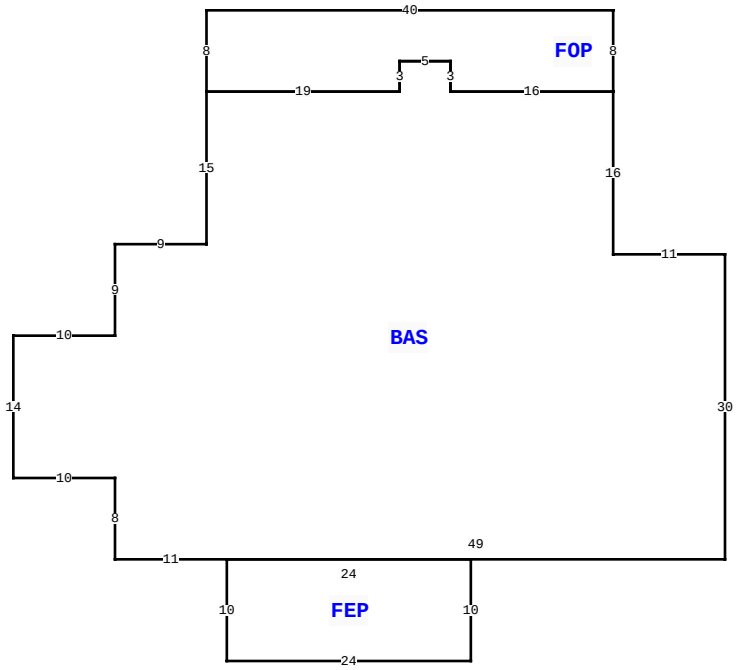
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100		2,604	139,410
FEP	240	80		192	10,279
FOP	305	30		92	4,925
TOTALS	3,149			2,888	154,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,888	88.4925	97.34	281,118	1967	1967	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2604 HX Base Yr



2569 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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	0285	SALVAGE	0	100	23	52	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0262	PRCH,FOP	0	100	17	12	204.00	UT	3.05	3.05	100	0	0	3	100	622	
4	0262	PRCH,FOP	0	100	10	10	100.00	UT	3.05	3.05	100	0	0	3	100	305	
5	0031	BARN,MT AE	0	100	15	20	300.00	UT	2.25	2.25	100	0	0	3	100	675	
6	0040	BARN,POLE	0	100	24	24	576.00	UT	0.75	0.75	100	0	0	3	100	432	
7	0070	CARPORT UF	0	100	10	20	200.00	UT	1.75	1.75	100	0	0	3	100	350	
8	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,080	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,615
TOTAL MARKET OB/XF VALUE		5,414
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		196,029
SOH/AGL Deduction		80,326
ASSESSED VALUE		115,703
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		59,292
TOTAL JUST VALUE		196,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40731	ELECTRICAL	0	10/19/2020
13940	M H	125	04/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1124	1/16/2024	WD	U	I	11	100
GRANTOR: CHAPPLE SELWIA ANN TH						
GRANTEE: CHAPPLE SELWIA ANN						
0942/0927	12/20/2001	QC	Q	I	01	100
GRANTOR: SELWIA ANN THOMAS CHA						
GRANTEE: ANNIE REE THOMAS(AS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W40 S8 E19 N3 E5 S3 E16$ BAS= W16 N3 W5 S3 W19 S15 W9 S9 W10 S14 E10 S8 E11 FEP= S10 E24 N10 W24$ E49 N30 W11 N16$.

LAND DESCRIPTION

TOTAL OB/XF 5,414

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 01/14/2021 BY BC Total Acres: 6.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS