

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

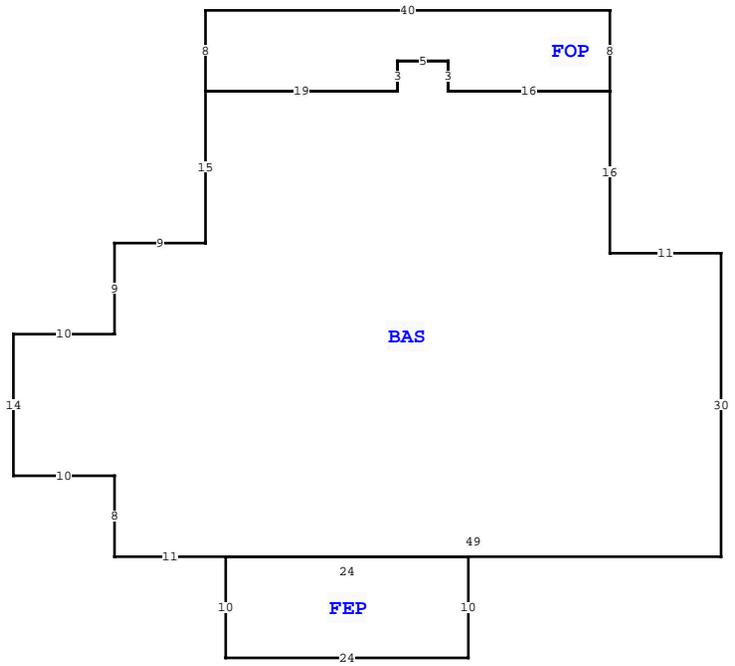
CHAPPLE SELWIA ANN THOMAS/TWEEDALE JAMES WALTER
2569 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

17-3S-17-04961-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	05	CONV	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
BAS	2,604	100	
FEP	240	80	
FOP	305	30	
TOTALS	3,149		

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	100.88	291,341	1967	1967	0	0	10	35.00	55.00	
1 SINGLE FAM 100% - 0 Heated Area: 2604 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,238
TOTAL MARKET OB/XF VALUE			5,414
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			201,652
SOH/AGL Deduction			89,319
ASSESSED VALUE			112,333
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			55,922
TOTAL JUST VALUE			201,652
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

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

TOTAL OB/XF															
5,414															
2569 N US HIGHWAY 441 , LAKE CITY															
BLD DATE				LGL DATE				04/10/2025				MLU			
XF DATE				LAND DATE											
INC DATE				AG DATE											

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													
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		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										