LOT 5 BLOCK B CHAPEL HILLS S/D U
698-140, WD 1018-2890, WD 1079-3

DONG JIA Q
1657 SW CAROLINE CT
LAKE CITY, FL 32025

**2022**

06-4S-17-08082-005

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

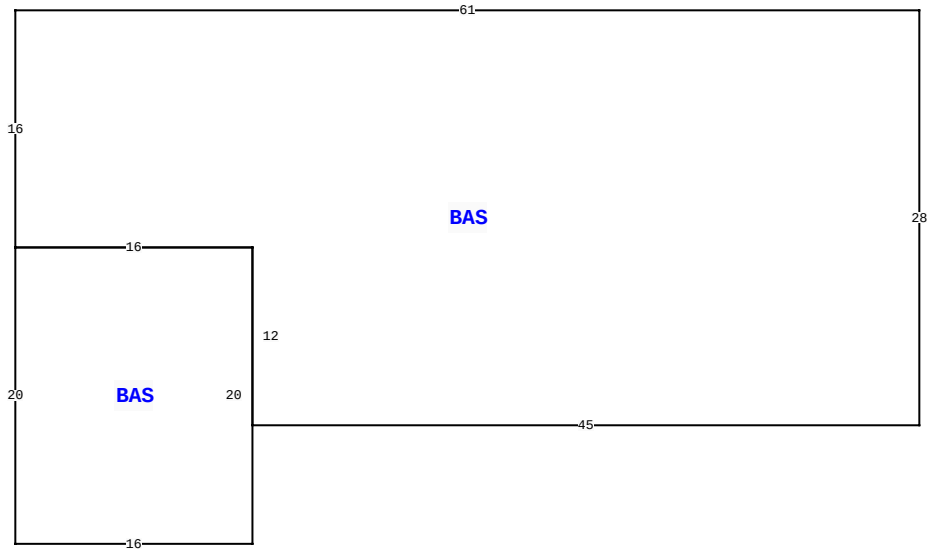
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD | 6417.0900 | 1.00 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 320 | 100 | 320 | 22,113 |
| BAS | 1,516 | 100 | 1,516 | 104,761 |
| TOTALS | 1,836 | | 1,836 | 126,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,836 | 128.3931 | 100.15 | 183,875 | 1977 | 1990 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM – 100% - 2008 HX Base Yr 2008




1657 SW CAROLINE Ct, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,874 |
| TOTAL MARKET OB/XF VALUE | | 5,350 |
| TOTAL LAND VALUE - MARKET | | 15,000 |
| TOTAL MARKET VALUE | | 147,224 |
| SOH/AGL Deduction | | 21,064 |
| ASSESSED VALUE | | 126,160 |
| TOTAL EXEMPTION VALUE | HA HAB | 50,000 |
| BASE TAXABLE VALUE | | 76,160 |
| TOTAL JUST VALUE | | 147,224 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,764 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1404/1142 | 1/28/2020 | WD | U | I | 30 | 100 |
| GRANTOR: HE DONG | | | | | | |
| GRANTEE: JIA Q DONG | | | | | | |
| 1079/0348 | 3/23/2006 | WD | Q | I | | 150,000 |
| GRANTOR: JERRY BURNS SR & WM & | | | | | | |
| GRANTEE: HE & JIA Q DONG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W61 S16 BAS= S20 E16 N20 W16$ E16 S12 E45 N28$.

## 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 | 2,500 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 150 | |
| 5 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,350

| LN | USE CODE | 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 | SFR | 100 | | *RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |

REVIEW DATE 09/27/2016 BY DF Total Acres: 0.28 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/28/2022