LOT 2 BLK E MARION PLACE S/D PHA
WD 1073-1730, WD 1297-2493, WD 1

CHASTEEN ROBERT B/CHASTEEN IRMGARD E
1753 SW PALOMA CT
LAKE CITY, FL 32025

2026

05-4S-17-07610-452

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

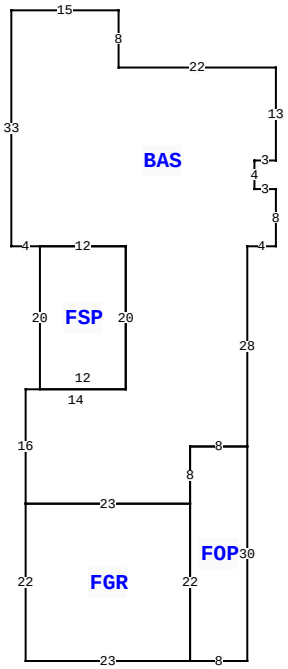
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100		1,805	200,170
FGR	506	55		278	30,829
FOP	240	30		72	7,985
FSP	240	40		96	10,646
TOTALS	2,791			2,251	249,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	122.2452	136.91	308,184	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 1805 HX Base Yr 2024



1753 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		249,629
TOTAL MARKET OB/XF VALUE		1,098
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		269,227
SOH/AGL Deduction		87,458
ASSESSED VALUE		181,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,047
TOTAL JUST VALUE		269,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044141	Roof Replacement	14,500	04/08/2022
3244	SFR	537	05/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/86	6/15/2023	WD	Q	I	01	300,000
GRANTOR: RICKETSON DOROTHY M						
GRANTEE: CHASTEEN ROBERT B						
1297/2493	7/10/2015	WD	Q	I	01	220,000
GRANTOR: SHERRY L LANDE						
GRANTEE: DOROTHY M RICKETSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N8 W15 S33 E4 FSP= S20 E12 N20 W12$ E12 S20 W14 S16 FGR= S22 E23 N22 W23$ E23FOP= S22 E8 N30 W8 S8$ N8 E8 N28 E4 N8 W3 N4 E3 N13$.

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	439.00	UT	2.50	2.50	100	2006	2006	3	100	1,098	

LAND DESCRIPTION

TOTAL OB/XF 1,098

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/01/2023 BY ME Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS