LOT 20 MAY-FAIR S/D UNIT 2.
920-2324, WD 1451-1763,

CHESTER CODY MATTHEW/LAM AUTUMN LEA
264 SW COURTESY WAY
LAKE CITY, FL 32024

2026

11-4S-16-02911-220

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

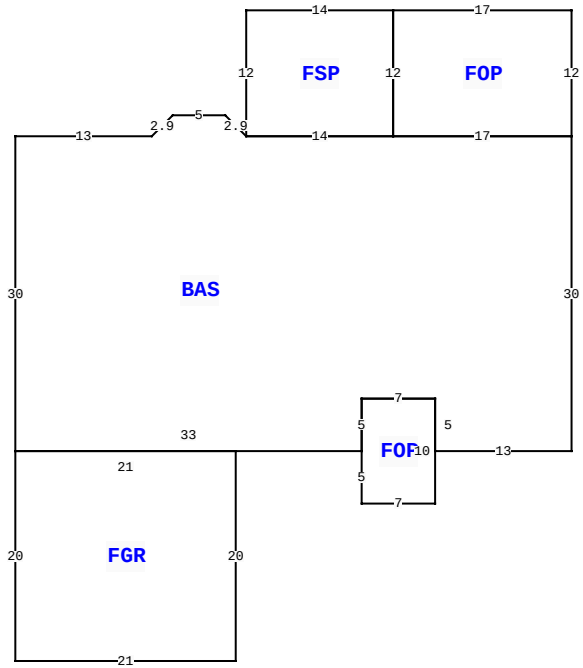
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	171,242
FGR	420	55		231	25,212
FOP	70	30		21	2,292
FOP	204	30		61	6,657
FSP	168	40		67	7,312
TOTALS	2,431			1,949	212,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	131.3334	147.09	286,678	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2023 Heated Area: 1569 HX Base Yr 2023



264 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,715
TOTAL MARKET OB/XF VALUE		4,874
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		252,589
SOH/AGL Deduction		9,018
ASSESSED VALUE		243,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,849
TOTAL JUST VALUE		252,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049382	Roof Replacement	19,117	03/07/2024
17374	SFR	230	08/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1763	10/29/2021	WD	Q	I	01	227,000
GRANTOR: CREWS SCOTT M						
GRANTEE: CHESTER CODY MATTHE						
0920/2324	2/20/2001	WD	Q	I		97,900
GRANTOR: P GIEBIEG						
GRANTEE: SCOTT & AMBER CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W14 S12 E14$ W14 L2 U2 W5 D2 L2 W13 S30
FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13
N30$ FOP= N12 W17 S12 E17$.

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	924.00	UT	1.50	1.50	100	2001	2001	3	100	1,386	
2	0060	CARPORT F	0	100	20	25	500.00	UT	4.50	4.50	75	2009	2009	3	75	1,688	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 4,874

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2024 BY JS Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS