(LOTS 5 & 6 BLK A CHADWORTH S/D
COMM NW COR OF W1/2 OF SE1/4, RU
R/W OF JOLAND LANE, S 732.67 FT,

BERRY RUSTY LEE/BERRY TAMI DENISE
151 NW CHADLEY LANE
LAKE CITY, FL 32055

2026

14-3S-16-02123-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

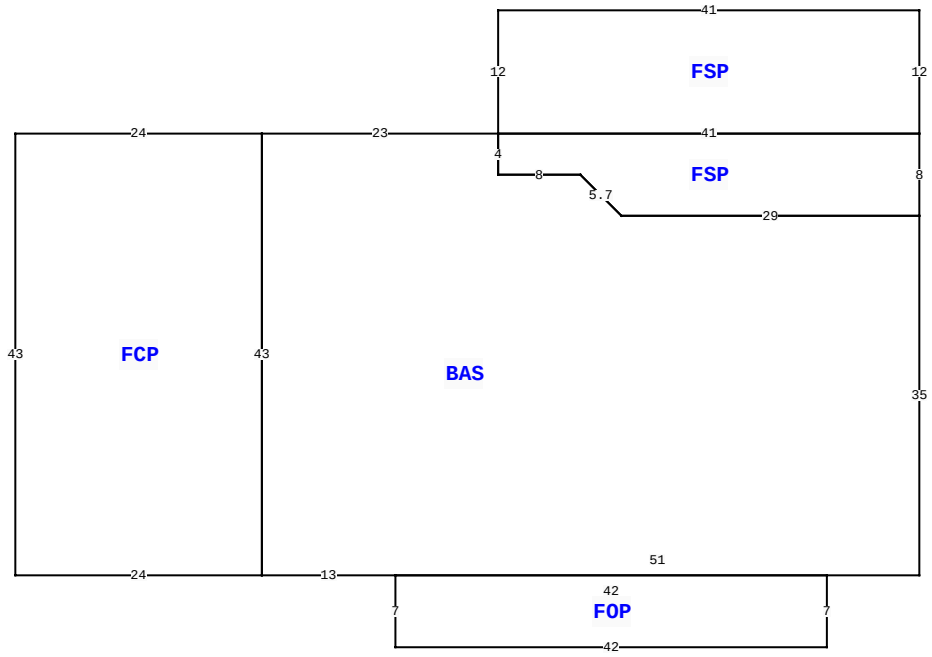
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100		2,464	229,726
FCP	1,032	25		258	24,054
FOP	294	30		88	8,205
FSP	288	40		115	10,722
FSP	492	40		197	18,367
TOTALS	4,570			3,122	291,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,122	118.9210	133.19	415,819	2001	2001	0	0	0	30.00	70.00

2 SINGLE FAM 100% - 0 Heated Area: 2464 HX Base Yr



151 NW CHADLEY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		291,073
TOTAL MARKET OB/XF VALUE		9,090
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		321,763
SOH/AGL Deduction		76,438
ASSESSED VALUE		245,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,603
TOTAL JUST VALUE		321,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,961

BLDG:1:1: SPRINGFIELD MH

XFOB:1:1: SPRINGFIELD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38133	MAINT/ALTR	0	05/17/2019
33300	GARAGE	150	08/24/2015
18256	SFR	356	05/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0668/0305	11/18/1988	AD	Q	V		3,750

GRANTOR: TANNACHION CHARLES

GRANTEE: BERRY RUSTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FCP= W24 S43 E24 N43$S43 E13 FOP= S7E42 N7 W42$ E51 N35 FSP= N8 FSP= N12 W41 S12 E41$ W41 S4 E8 R4 D4 E29$ W29 U4 L4 W8 N4$.

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	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	360.00	UT	6.50	6.50	100	2009	2009	3	100	2,340	
3	0070	CARPORT UF	0	100	20	35	700.00	UT	2.00	2.00	100	2009	2009	3	100	1,400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	700	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	100	2,000	
9	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,090

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/MH	128.00	214.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							

REVIEW DATE 05/11/2023 BY KS Total Acres: 2.59 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 11/20/2025 BY SYS