LOT 30 COUNTRY CREEK.
ORB 463-471, 1000-2693

CHASTEEN KENNETH R
309 SE PEBBLE CREEK TERR
LAKE CITY, FL 32025

2026

15-4S-17-08359-070

BUILDING CHARACTERISTICS

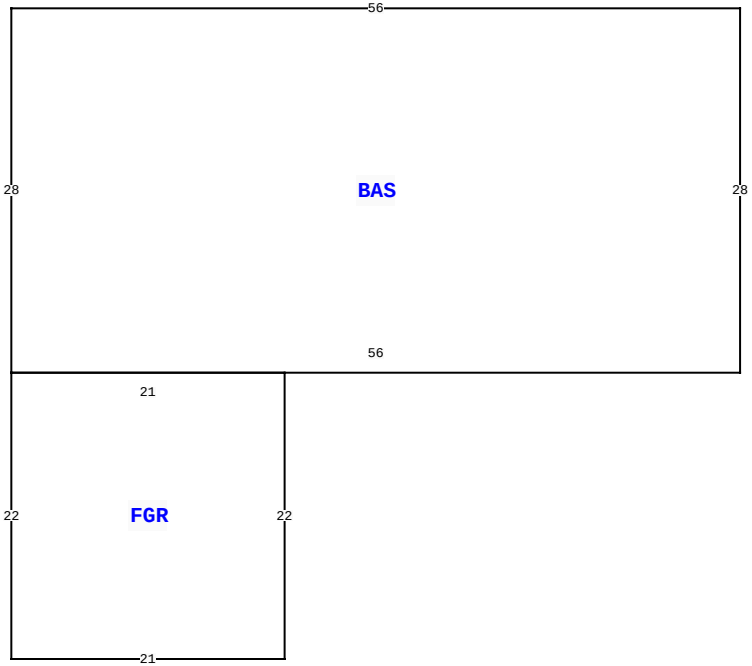
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	126,340
FGR	462	55		254	20,466
TOTALS	2,030			1,822	146,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	110.6820	123.96	225,855	1981	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1568 HX Base Yr 2004



309 SE PEBBLE CREEK TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,806
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,526
SOH/AGL Deduction		54,228
ASSESSED VALUE		114,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,576
TOTAL JUST VALUE		168,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/2693	11/21/2003	WD	Q	I		94,000

GRANTOR: LANE

GRANTEE: CHASTEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 FGR= S22 E21 N22 W21$ E56 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	100	20	23	460.00	UT	2.00	2.00	100	0	0	3	100	920	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS