LOT 4 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1499-482, WD 151

T.S FIELDS PROPERTIES LLC
326 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

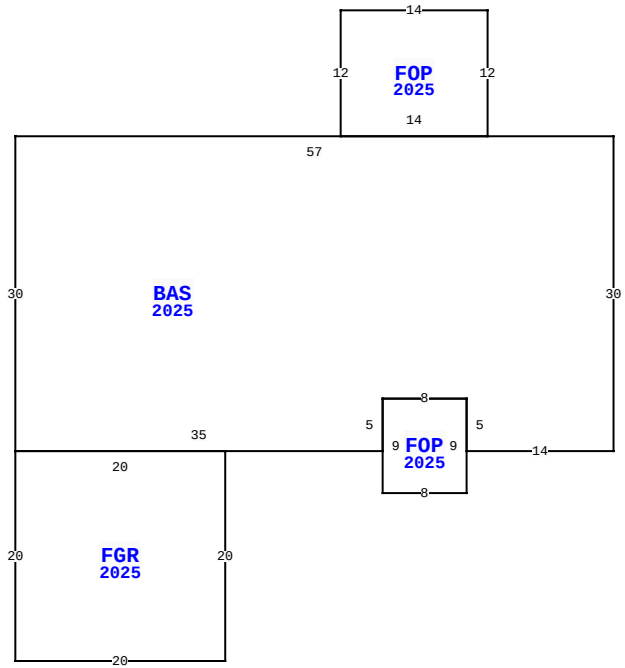
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	2025	1,670	208,977
FGR	400	55	2025	220	27,530
FOP	72	30	2025	22	2,753
FOP	168	30	2025	50	6,257
TOTALS	2,310			1,962	245,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	112.8600	126.40	247,997	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1670 HX Base Yr



765 SW CHESTERFIELD CIR, 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	245,517
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	282,077
SOH/AGL Deduction	0
ASSESSED VALUE	282,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,077
TOTAL JUST VALUE	282,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048167	New Residential C	200,000	09/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1020	4/26/2024	WD	Q	I	01	364,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: T.S FIELDS PROPERTI						
1499/482	9/15/2023	WD	Q	V	01	30,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W57 S30 E35 N5 E8 S5 E14 N30 $
FOP=[YR=2025;ORIG=54,-2] E14 S12 W14 N12 $
FOP=[YR=2025;ORIG=58,35] E8 S9 W8 N9 $
FGR=[YR=2025;ORIG=23,40] E20 S20 W20 N20 $
.

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	0	0	0	520.00	UT	3.00	3.00	100	2025	2024		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	0					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/20/2025 BY JB Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/06/2025 BY SYS