LOT 13 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1406-375,

DOTSON DAVID/DOTSON SUSAN
853 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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
Units		0 100
Quality	06	06

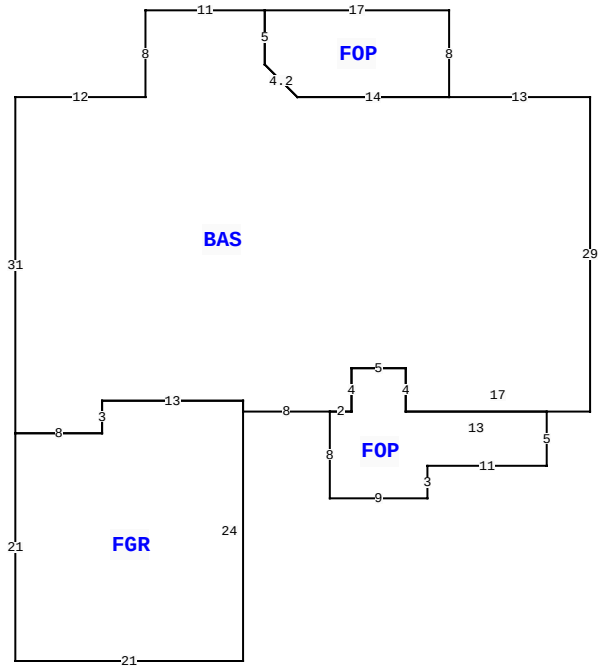
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	189,107
FGR	480	55		264	30,951
FOP	132	30		40	4,689
FOP	147	30		44	5,159
TOTALS	2,372			1,961	229,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	110.1870	123.41	242,007	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1613 HX Base Yr 2021



853 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		229,907
TOTAL MARKET OB/XF VALUE		6,942
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,849
SOH/AGL Deduction		71,911
ASSESSED VALUE		199,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,216
TOTAL JUST VALUE		271,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38405	SFR	854	07/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1406/0375	2/19/2020	WD	Q	I	01	225,000

GRANTOR: DELTA OMEGA PROPERTIE
GRANTEE: DAVID & SUSAN DOTSO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W17 S5 D3 R3 E14$ W14 L3 U3 N5 W11 S8 W12 S31 FGR= S21 E21 N24 W13 S3 W8$ E8 N3 E13 S1 E8 FOP= S8 E9 N3 E11 N5 W13 N4 W5 S4 W2$ E2 N4 E5 S4 E17 N29$.

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	952.00	UT	2.25	2.25	100	2020	2020	3	100	2,142	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,942

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	35,000.00	35,000.00	35,000							

REVIEW DATE 02/20/2025 BY JB Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS