LOT 15 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1175-2667, WD 11

WHITSON LINDA LUGAR
243 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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
Quality	06	06

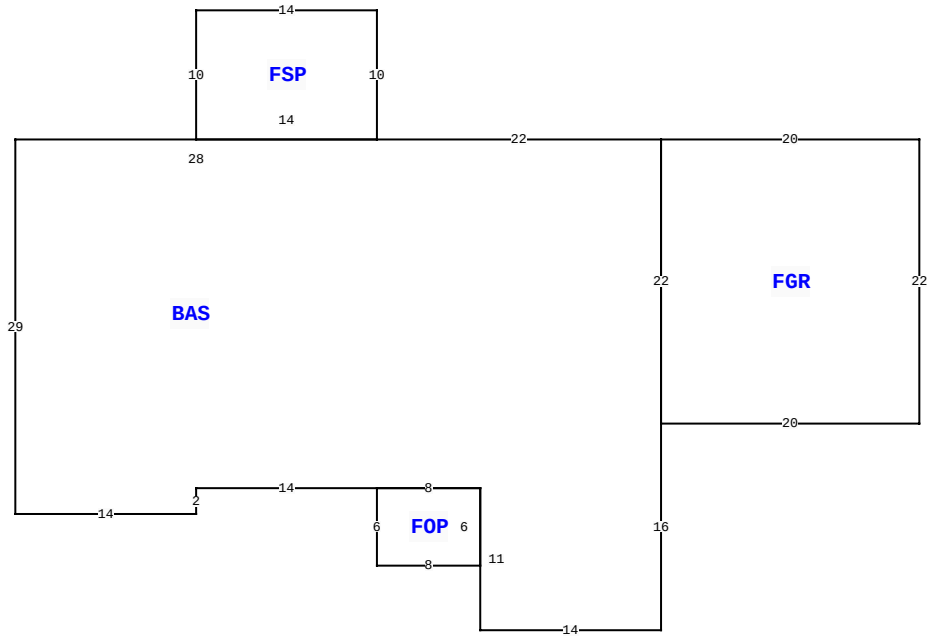
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	170,113
FGR	440	55		242	26,872
FOP	48	30		14	1,555
FSP	140	40		56	6,219
TOTALS	2,160			1,844	204,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	118.0263	132.19	243,758	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2017 Heated Area: 1532 HX Base Yr 2017



243 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		204,757
TOTAL MARKET OB/XF VALUE		5,676
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		245,433
SOH/AGL Deduction		85,858
ASSESSED VALUE		159,575
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		58,853
TOTAL JUST VALUE		245,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27919	SFR	646	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/1534	10/28/2016	WD	Q	I	01	159,900
GRANTOR: BETTY J PATOW						
GRANTEE: LINDA LUGAR WHITSON						
1249/2461	2/20/2013	WD	U	I	11	100
GRANTOR: CHARLES E PATOW						
GRANTEE: BETTY J PATOW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N10 W14 S10 E14$ W28 S29 E14 N2 E14 FOP= S6 E8 N6 W8$ E8 S11 E14 N16 FGR= E20 N22 W20 S22$ N22$.

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	1,278.00	UT	2.25	2.25	100	2009	2009	3	100	2,876	
2	0296	SHED METAL	0	100	14	12	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 5,676

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