LOT 28 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1501-1327,

FIELDS THOMAS SHELTON/FIELDS SHARON ANNE
326 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

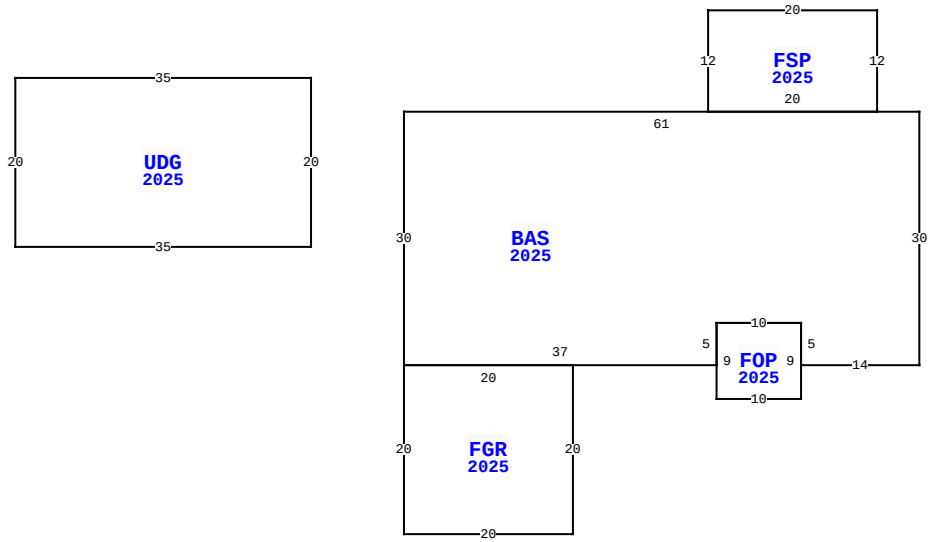
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,780	100	2025	1,780	218,248
FGR	400	55	2025	220	26,975
FOP	90	30	2025	27	3,311
FSP	240	40	2025	96	11,771
UDG	700	55	2025	385	47,205
TOTALS	3,210			2,508	307,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	110.5800	123.85	310,616	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1780 HX Base Yr 2025



326 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		307,510
TOTAL MARKET OB/XF VALUE		11,240
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		353,750
SOH/AGL Deduction		204,387
ASSESSED VALUE		149,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,641
TOTAL JUST VALUE		353,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048952	Storage Building	40,000	01/04/2024
000048874	New Residential C	280,000	12/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1501/1327	10/17/2023	WD	Q	V	01	40,000

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: FIELDS THOMAS SHELT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,-20] W61 S30 E37 N5 E10 S5 E14 N30 $
FGR=[YR=2025;ORIG=-41,10] E20 S20 W20 N20 $
FSP=[YR=2025;ORIG=-5,-32] E20 S12 W20 N12 $
FOP=[YR=2025;ORIG=-4,5] E10 S9 W10 N9 $
UDG=[YR=2025;ORIG=-87,-24] E35 S20 W35 N20 $
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EXTRA FEATURES

L N	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	1,280.00	UT	3.00	3.00	100	2025	2024		100	3,840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 11,240

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/04/2025 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS