LOT 29 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1485-1875, WD 14

DREHER CHARLES F TRUST DATED SEPTEMBER 9, 2022
302 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

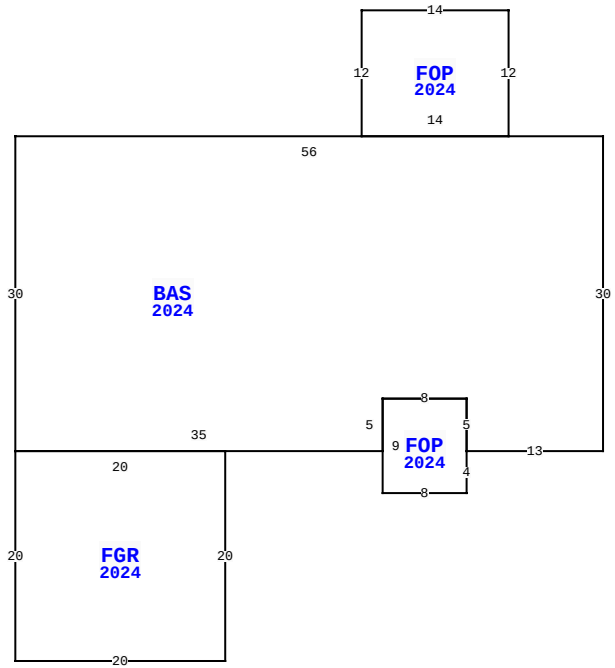
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,640	100	2024	1,640	213,308
FGR	400	55	2024	220	28,614
FOP	72	30	2024	22	2,862
FOP	168	30	2024	50	6,503
TOTALS	2,280			1,932	251,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	118.5030	132.72	256,415	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1640 HX Base Yr 2024



302 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		251,287
TOTAL MARKET OB/XF VALUE		3,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		290,087
SOH/AGL Deduction		158,175
ASSESSED VALUE		131,912
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		76,190
TOTAL JUST VALUE		290,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046519	New Residential C	200,000	02/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2457	7/15/2024	WD	U	I	11	100
GRANTOR: DREHER CHARLES						
GRANTEE: DREHER CHARLES F TR						
1499/641	9/15/2023	WD	Q	I	01	346,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: DREHER CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,20] W56 S30 E35 N5 E8 S5 E13 N30 $
FGR=[YR=2024;ORIG=14,50] E20 S20 W20 N20 $
FOP=[YR=2024;ORIG=47,8] E14 S12 W14 N12 $
FOP=[YR=2024;ORIG=57,45] W8 S9 E8 N4 N5 $
.

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	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,800

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

REVIEW DATE 02/20/2025 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS