

LOT 30 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1472-421,

TEHAN STEVEN ROBERT AKA STEVEN R TEHAN/TEHAN CHARL
276 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-130



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structure	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	2	100			
Bathrooms	3	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			
DAP 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	1,694	100	2023	1,694	223,834
FGR	571	55	2023	314	41,490
FOP	132	30	2023	40	5,286
FOP	168	30	2023	50	6,607
TOTALS	2,565			2,098	277,216

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,098	121.6215	136.22	285,790	2022	2022	0	0	0	3.00	97.00
1 SINGLE FAM		100% - 2023			Heated Area: 1694				HX Base Yr 2023			

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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	0030	BARN, MT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
2	0166	CONC, PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2023	2022		100	1,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
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