LOT 31 CROSSWINDS S/D PHASE 1.
QC 1152-452,WD 1192-347

ROBERTS MIKE W
657 SW CATHERINE LN
LAKE CITY, FL 32025

2026

24-4S-16-03117-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
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

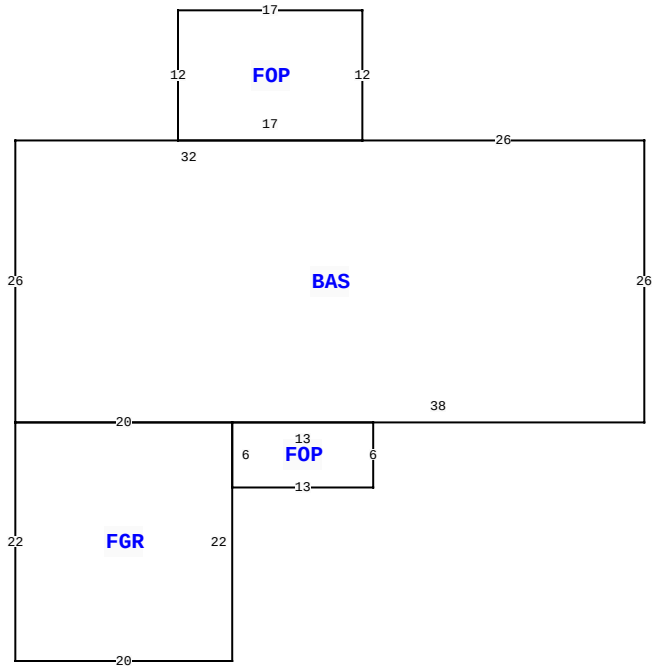
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	185,054
FGR	440	55		242	29,697
FOP	78	30		23	2,823
FOP	204	30		61	7,486
TOTALS	2,230			1,834	225,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	128.8980	144.37	264,775	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 1508 HX Base Yr



256 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	225,059
TOTAL MARKET OB/XF VALUE	2,454
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	262,513
SOH/AGL Deduction	0
ASSESSED VALUE	262,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,513
TOTAL JUST VALUE	262,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050339	Roof Replacement	7,000	07/12/2024
28593	SFR	630	05/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1192/0347	4/06/2010	WD	Q	V	03	25,000

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: MIKE W ROBERTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N12 W17 S12 E17$ W32 S26 FGR= S22 E20 N22 W20$ E20 FOP= S6 E13 N6 W13$ E38 N26$.

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	0	0	0	824.00	UT	2.25	2.25	100	2010	2010	3	100	1,854	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,454

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	0		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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS