

LOT 35 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1455-443, WD 147

LEE DENNIS LEMAR/LEE DEBORAH DIANE
850 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-135



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 Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
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

NEIGHBORHOOD/LOC		24416.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	2023	1,556	201,207
FGR	400	55	2023	220	28,448
FOP	120	30	2023	36	4,655
FOP	168	30	2023	50	6,466
TOTALS		2,244		1,862	240,776

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	520.00	UT	3.00	3.00	
2	0060	CARPORT F	0	100	0	0	1.00	UT	16,800.00	16,800.00	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	7,500.00	7,500.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,862	119.0228	133.31	248,223	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 1556 HX Base Yr 2023											
850 SW CHESTERFIELD CIR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2025 MLU											

TOTAL OB/XF											
28,660											

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28,660											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,776	
TOTAL MARKET OB/XF VALUE		28,660	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		304,436	
SOH/AGL Deduction		0	
ASSESSED VALUE		304,436	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		253,714	
TOTAL JUST VALUE		304,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045675	Storage Building	26,000	10/12/2022
000043348	New Residential C	175,000	12/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1471/1699	7/05/2022	WD	Q	I	01
GRANTOR: TRENT GIEBEIG CONSTRU					
GRANTEE: LEE DENNIS LEMAR					
1455/443	12/16/2021	WD	Q	V	01
GRANTOR: DELTA OMEGA PROPRTIE					
GRANTEE: TRENT GIEBEIG CONST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=90,10] W13 W2 N1 W6 S1 W2 W30 S30 E13 N5 E8 S5 E12 E20 N30 \$											
FGR=[YR=2023;ORIG=70,40] E20 S20 W20 N20 \$											
FOP=[YR=2023;ORIG=52,-2] E14 S12 W14 N12 \$											
FOP=[YR=2023;ORIG=70,40] W12 N5 W8 S9 E20 N4 \$											