

LOT 38 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1437-2638, WD 14

THOMPSON FREDRICK L/THOMPSON CYNTHIA
768 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-138



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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 100
Interior Floor	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
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NEIGHBORHOOD/LOC	24416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100		1,558	209,306
FGR	400	55		220	29,556
FOP	72	30		22	2,956
FOP	168	30		50	6,717

TOTALS	2,198			1,850	248,533
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	620.00	UT 3.00
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 2,800.00
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100					1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,850	124.9500	139.94	258,889	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1558 HX Base Yr 2022											

768 SW CHESTERFIELD CIR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2022	2021		100	1,860	
100	2025	2024		100	2,800	
100	2025	2024		100	600	

TOTAL OB/XF									
5,260									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		248,533	
TOTAL MARKET OB/XF VALUE		5,260	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		288,793	
SOH/AGL Deduction		149,735	
ASSESSED VALUE		139,058	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		88,336	
TOTAL JUST VALUE		288,793	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042014	New Residential C	160,000	05/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1454/2220	12/09/2021	WD	Q	I	01
GRANTOR: TRENT GIEBEIG CONSTRU					SALE PRICE
GRANTEE: THOMPSON FREDRICK L					
1437/2638	5/18/2021	WD	Q	V	01
GRANTOR: DELTA OMEGA PROPERTIE					30,000
GRANTEE: TRENT GIEBEIG CONST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=90,10] W13 U1L2 W6 D1L2 W2 W14 W14 S30 E13 N5 E8 S5 E12 E20 N30 \$									
FGR=[ORIG=70,40] E20 S20 W20 N20 \$									
FOP=[ORIG=51,-2] E14 S12 W14 N12 \$									
FOP=[ORIG=58,35] W8 S9 E8 N9 \$									