LOT 43 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1466-411,

PAYNTER DERIC C/PAYNTER KASEY M
610 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

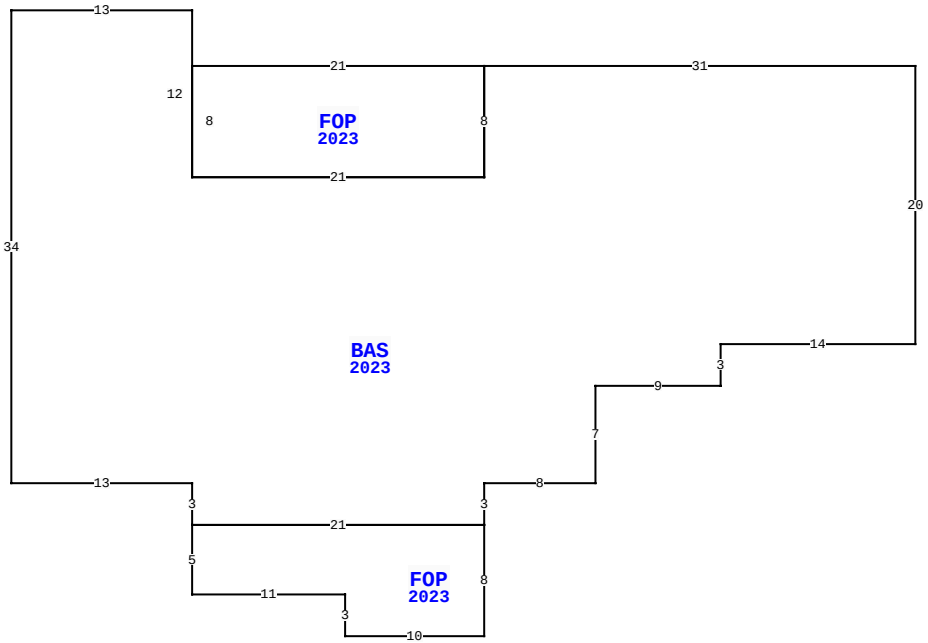
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,694	100	2023	1,694	220,285
FOP	135	30	2023	40	5,201
FOP	168	30	2023	50	6,502
TOTALS	1,997			1,784	231,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	119.7000	134.06	239,163	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1694 HX Base Yr 2023



610 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		231,988
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		271,588
SOH/AGL Deduction		1,728
ASSESSED VALUE		269,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,138
TOTAL JUST VALUE		271,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043201	New Residential C	180,000	11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/411	5/05/2022	WD	Q	I	01	340,000

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: PAYNTER DERIC C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,11] W31 S8 W21 N12 W13 S34 E13 S3 E21 N3 E8 N7 E9 N3 E14 N20 $
FOP=[YR=2023;ORIG=28,11] E21 S8 W21 N8 $
FOP=[YR=2023;ORIG=49,44] W21 S5 E11 S3 E10 N8 $
.

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	2023	2022		100	1,800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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 10/02/2025 BY SYS