LOT 59 CROSSWINDS S/D PHASE 2.
WD 1101-749, QC 1152-452,
CWD 1152-457, WD 1152-463 &

SHEDRON TIMOTHY R/SHEDRON SUSAN
683 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-159

BUILDING CHARACTERISTICS

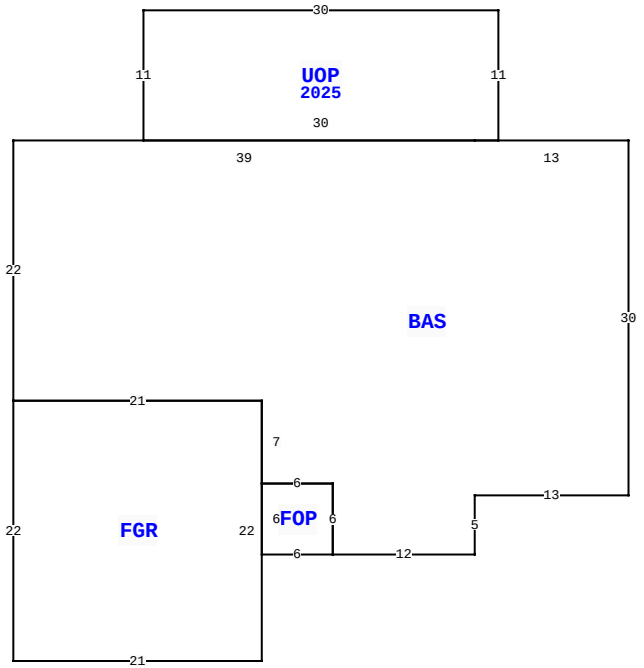
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,446	100		1,446	164,815
FGR	462	55		254	28,951
FOP	36	30		11	1,254
UOP	330	20	2025	66	7,523
TOTALS	2,274			1,777	202,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	124.1100	139.00	247,003	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1446 HX Base Yr 2009



683 SW CHESTERFIELD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	992.00	UT	3.00	3.00	100	2007	2007	3	100	2,976	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,600	
5	0030	BARN,MT	0	100	0	0	1.00	UT	20,250.00	20,250.00	100	2025	2024		100	20,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,542
TOTAL MARKET OB/XF VALUE		28,226
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		265,768
SOH/AGL Deduction		88,768
ASSESSED VALUE		177,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,278
TOTAL JUST VALUE		265,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050571	Storage Building	15,000	08/19/2024
25708	SFR	484	04/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0186	10/29/2013	WD	U	I	30	100
GRANTOR: TIMOTHY R & SUSAN SHE						
GRANTEE: TIMOTHY & SUSAN SHE						
1265/0185	10/29/2013	QC	U	I	30	100
GRANTOR: LAURIE SUE DIMMITT FK						
GRANTEE: TIMOTHY R SHEDRON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W39 S22 E21 S7 E6 S6 E12 N5 E13 N30 $
FGR=[ORIG=-52,22] S22 E21 N22 W21 $
FOP=[ORIG=-31,29] S6 E6 N6 W6 $
UOP=[YR=2025;ORIG=-41,-11] E30 S11 W30 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,226

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		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 KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS