COMM NW COR OF NE1/4 OF SW1/4
FOR POB, RUN N 294.57 FT TO S
R/W CHASTEEN RD, RUN E'LY

KITE SHERRYL LYNN
374 SE CHASTEEN LN
LAKE CITY, FL 32025

2026

24-4S-17-08728-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

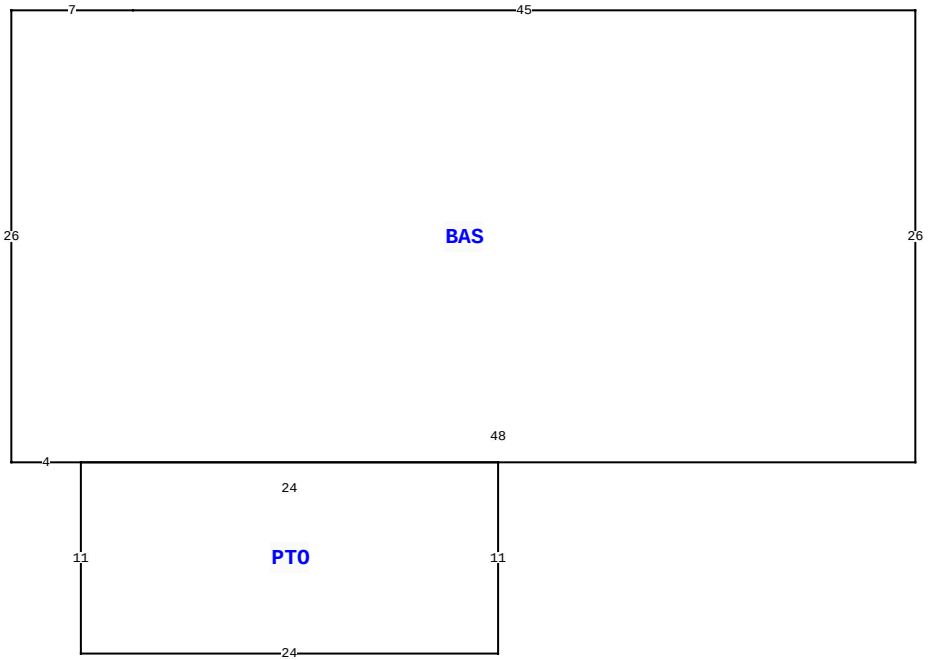
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	29,468
PTO	264	5		13	283
TOTALS	1,616			1,365	29,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,365	90.8100	54.49	74,379	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1352 HX Base Yr 2003



374 SE CHASTEEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,752
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		25,050
TOTAL MARKET VALUE		64,802
SOH/AGL Deduction		21,301
ASSESSED VALUE		43,501
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,501
TOTAL JUST VALUE		64,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042672	Electrical Servic	0	09/01/2021
14951	ADDN SFR	160	01/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0962/2540	9/18/2002	WD	Q	I		30,000
GRANTOR: D A LONES AS TRUSTEE						
GRANTEE: SHERRYL L KITE						
0642/0785	8/18/1987	WD	U	I		27,500
GRANTOR: SMITH JOHNNIE M &						
GRANTEE: LONES D A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S26 E4 PTO= S11 E24N11 W24$ E48 N26 W45$.

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	0070	CARPORT UF	0	100	20	30	600.00	UT	3.00	3.00	100	1993	1993	3	100	1,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,050							

REVIEW DATE 12/10/2021 BY JB Total Acres: 5.01 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050 PRINTED 11/19/2025 BY SYS