COMM NE COR OF SW1/4 OF NE1/4, R
W 696.31 FT FOR POB, CONT W 634.
N 343.61 FT, E 635.56 FT, S 343.

CHANCEY CHAD N/CHANCEY SARA K
422 SW SURREAL CT
LAKE CITY, FL 32024

2026

27-4S-16-03208-224

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

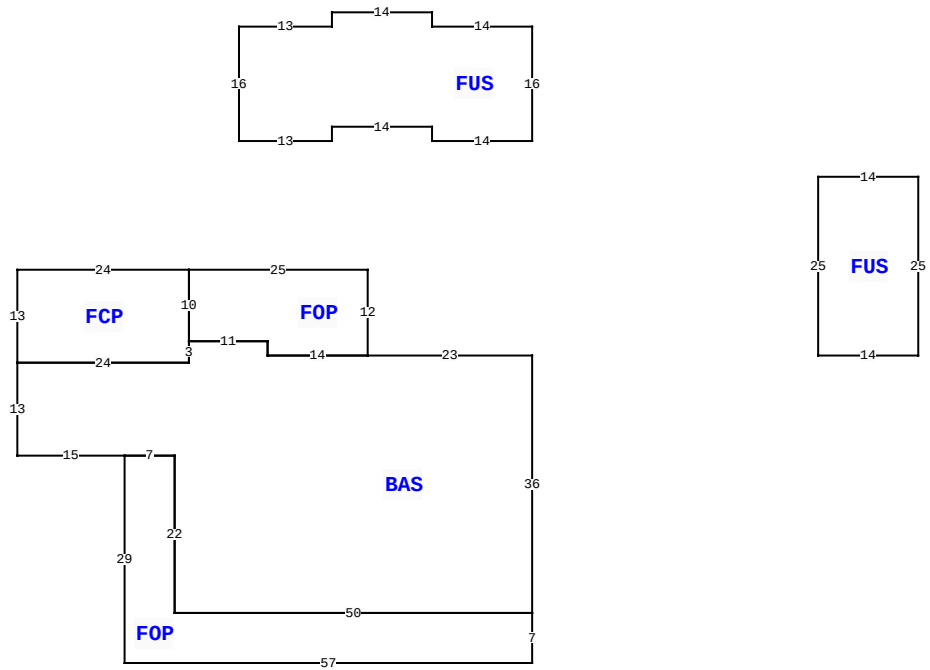
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,106	100		2,106	263,839
FCP	312	25		78	9,772
FOP	278	30		83	10,399
FOP	553	30		166	20,796
FUS	350	100		350	43,848
FUS	656	100		656	82,184
TOTALS	4,255			3,439	430,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,439	122.9184	137.67	473,447	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 3112 HX Base Yr 2017



422 SW SURREAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		430,837
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		90,090
TOTAL MARKET VALUE		458,560
SOH/AGL Deduction		160,390
ASSESSED VALUE		298,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,448
TOTAL JUST VALUE		537,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,861

SALE:3:3: 30 YRS PAYMENT 240.50 5%

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33495	SFR	1,239	10/27/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1271/2034	3/24/2014	WD	U	V	16	49,800
GRANTOR: CARL L & PEGGY A SAND						
GRANTEE: CHAD N & SARA K CHA						
1264/2736	11/07/2013	WD	U	V	37	44,800
GRANTOR: JUSTIN L SANDLIN						
GRANTEE: CHAD N & SARA K CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N12 W25 S10 E11 S2 E14$ W14 N2 W11 FCP= N10 W24 S13 E24 N3$ S3 W24 S13 E15 FOP= S29 E57 N7 W50 N22 W7$ E7 S22 E50 N36$ PTR= N30 FUS= N16 W14 N2 W14 S2 W13 S16 E13 N2 E14 S2 E14$ S30$ PTR= E40 FUS= E14 N25 W14 S25$ W40$.

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	14,400	
2	0166	CONC,PAVMT	0	100	0	0	900.00	UT	2.00	2.00	100	2016	2016	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,090							

REVIEW DATE 07/17/2019 BY KR Total Acres: 10.01 Total Land Value: 11,523 Market: 81,090 Agricultural: 2,523 Common: 9,000 PRINTED 10/02/2025 BY SYS