

BUTTON CHARLES CHADWICK/BUTTON DORIS JEAN
1687 NW QUEEN RD
LAKE CITY, FL 32055-5648

32-2S-16-01810-002

BUILDING CHARACTERISTICS

COLUMBIA COUNTY PROPERTY PAGE 1 of 13

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBYEYECONFNCTNORM% COND

0100012,290118.1460132.32303,013202120210004.0096.00

EXTERIOR WALL00HARDIE BRD 100

EXTERIOR WALL00N/A 0

ROOF STRUCTUR03GABLE/HIP 100

ROOF COVER12MODULAR MT 100

INTERIOR WALL05DRYWALL 100

INTERIOR FLOO13LAM/VNLPLK 100

INTERIOR FLOO00N/A 0

AIR CONDITION03CENTRAL 100

HEATING TYPE04AIR DUCTED 100

BEDROOMS2100

BATHROOMS2100

FRAME STORIES UNITS02WOOD FRAME 100

CONDITION ADJ0303 100

KITCHEN ADJUST0101 100

QUALITY0606

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC32216.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,8001001,800228,649

FOP4163012515,878

FOP1,2163036546,365

TOTALS3,4322,290290,892

EXTRA FEATURES

L N 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

10040BARN, POLE010024401.00UT7,500.007,500.00100202320221007,500

20030BARN, MT010030551.00UT29,700.0029,700.001002023202210029,700

LAND DESCRIPTIONTOTAL OB/XF37,200

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

10100CSFR100A-10.000.005.00AC1.001.001.007,000.007,000.0035,000

REVIEW DATE 01/13/2023 BY KGS Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE290,892

TOTAL MARKET OB/XF VALUE37,200

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE363,092

SOH/AGL Deduction162,912

ASSESSED VALUE200,180

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE149,458

TOTAL JUST VALUE363,092

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE366,123

SALE:2:1: GIVEN IN LIEU OF FORECLOSURE

Sales Data

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

1383/06344/18/2019WDQV0130,000

GRANTOR: WAYNE KEEN & ETAL

GRANTEE: CHARLES CHADWICK BU

1280/07518/26/2014WDUUVC377,000

GRANTOR: MARION D BROWN JOHN SO

GRANTEE: WAYNE KEEN & ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-53,-18] E50 S36 W50 N36 \$
FOP=[ORIG=-3,-26] S8 W50 S36 E50 S8 W58 N52 E58 \$
FOP=[ORIG=-3,-26] S52 E8 N52 W8 \$
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MARKET ADJUSTMENTS

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/15/2025MLU

1687 NW QUEEN RD, LAKE CITY