

LOT 2 BLK E MARION PLACE S/D PHA  
 WD 1073-1730, WD 1297-2493, WD 1

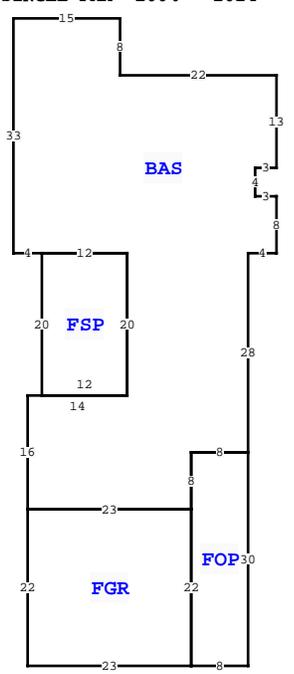
CHASTEEN ROBERT B/CHASTEEN IRMGARD E  
 1753 SW PALOMA CT  
 LAKE CITY, FL 32025

**2026**

05-4S-17-07610-452

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,251	122.2452	136.91	308,184	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1805			HX Base Yr 2024					



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	5417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100		1,805	200,170
FGR	506	55		278	30,829
FOP	240	30		72	7,985
FSP	240	40		96	10,646
TOTALS	2,791			2,251	249,629

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE			249,629	
TOTAL MARKET OB/XF VALUE			1,098	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			269,227	
SOH/AGL Deduction			87,987	
ASSESSED VALUE			181,240	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			129,829	
TOTAL JUST VALUE			269,227	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			272,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044141	Roof Replacement	14,500	04/08/2022
3244	SFR	537	05/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/86	6/15/2023	WD Q	Q	I	01	300,000
GRANTOR: RICKETSON DOROTHY M						
GRANTEE: CHASTEEN ROBERT B						
1297/2493	7/10/2015	WD Q	Q	I	01	220,000
GRANTOR: SHERRY L LANDE						
GRANTEE: DOROTHY M RICKETSON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC,PAVMT	0	100	0	0			2.50	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 N8 W15 S33 E4 FSP= S20 E12 N20 W12\$ E12 S20 W14 S16									
FGR= S22 E23 N22 W23\$ E23FOP= S22 E8 N30 W8 S8\$ N8 E8 N28 E4									
N8 W3 N4 E3 N13\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							