

BEG SE COR OF SE1/4 OF NE1/4, RU FT TO RD, NW ALONG R/W 218 FT, E N 391.58 FT, E 555.80 FT, S 598.

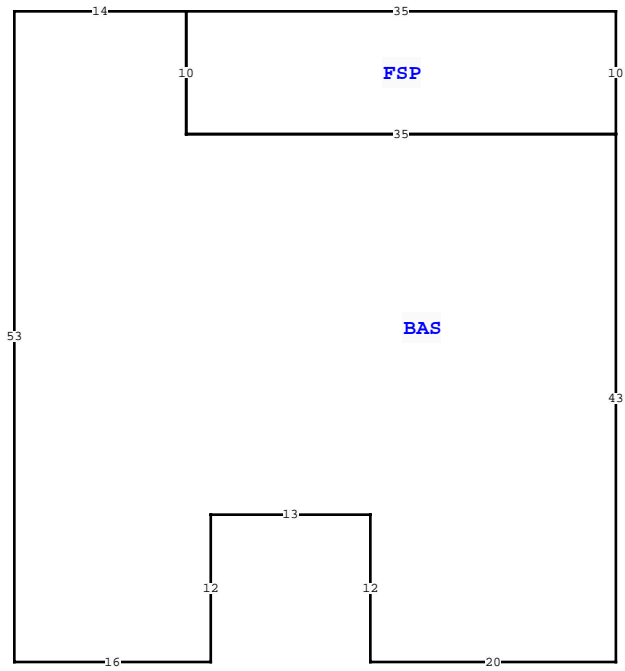
LIVING TRUST OF MARGUERITE CORRAO  
264 SE CHANEY GLN  
LAKE CITY, FL 32025

**2026**

11-6S-17-09643-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,091	100	
FSP	350	40	
TOTALS	2,441		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,231	102.1410	114.40	255,226	1988	1988	15	0	35.00	50.00
1 SINGLE FAM 0% - 2023 Heated Area: 2091 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				127,613		
TOTAL MARKET OB/XF VALUE				2,150		
TOTAL LAND VALUE - MARKET				69,901		
TOTAL MARKET VALUE				199,664		
SOH/AGL Deduction				0		
ASSESSED VALUE				199,664		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				199,664		
TOTAL JUST VALUE				199,664		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				183,533		
SALE:1:1: CLEARING TITLE ON A PORTION OF TOTAL PAR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
31481	MAINT/ALTR	32	09/30/2013			
12690	M H	125	06/23/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/106	1/05/2022	QC	U	I	11	100
GRANTOR: CORRAO MARGUERITE						
GRANTEE: LIVING TRUST OF MAR						
0957/1276	7/09/2002	WD	Q	V	03	1,714
GRANTOR: NORMA RUSSO						
GRANTEE: MARGUERITE CARRAO (						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W14 S53 E16 N12 E13 S12 E20 N43 FSP= N10 W35 S10 E35\$W35 N10\$.						

EXTRA FEATURES												264 SE CHANEY GLN, LAKE CITY					
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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
TOTALS												2,441			2,231	127,613	

LAND DESCRIPTION												TOTAL OB/XF												2,150	
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	0		A-1	0.00	0.00	5.66	AC		1.00	1.00	0.95	13,000.00	12,350.00	69,901								