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

2027

11-6S-17-09643-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
Architectual	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

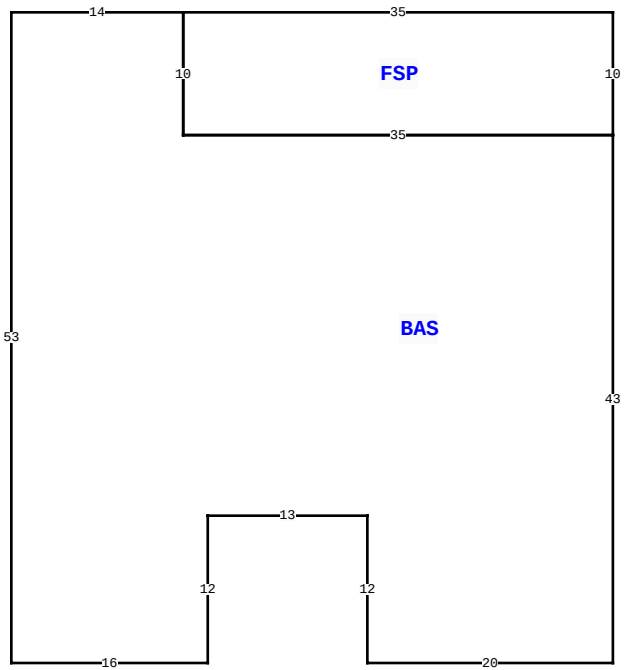
NEIGHBORHOOD/LOC 11617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100		2,091	117,473
FSP	350	40		140	7,865
TOTALS	2,441			2,231	125,338

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	112.36	250,675	1988	1988	15	0	0	35.00	50.00

1 SINGLE FAM 0% - 2023 Heated Area: 2091 HX Base Yr



264 SE CHANEY GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,338
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	69,901
TOTAL MARKET VALUE	197,389
SOH/AGL Deduction	0
ASSESSED VALUE	197,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,389
TOTAL JUST VALUE	197,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,664

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$W35 N10$.

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	0		A-1	0.00	0.00	5.66	AC		1.00	1.00	0.95	13,000.00	12,350.00	69,901							

REVIEW DATE 10/11/2017 BY BC Total Acres: 5.66 Total Land Value: 69,901 Market: 0 Agricultural: 0 Common: 69,901 PRINTED 11/17/2026 BY SYS