

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

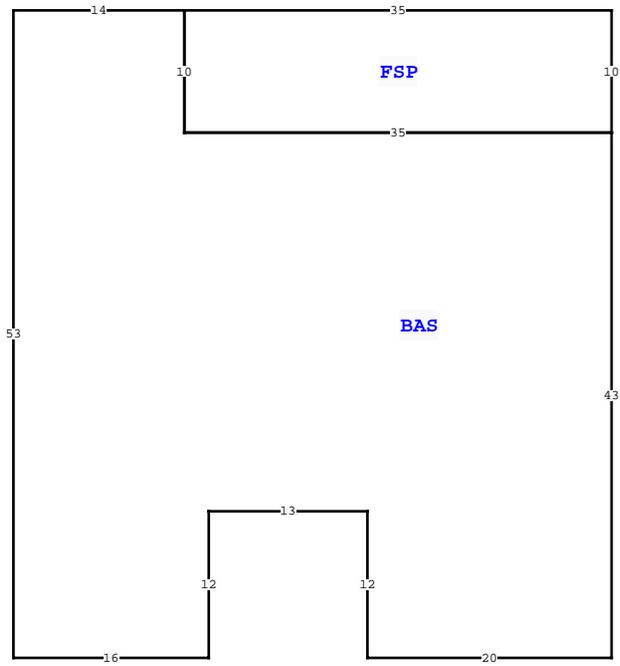
2026

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	116.44	259,778	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			129,889
TOTAL MARKET OB/XF VALUE			2,150
TOTAL LAND VALUE - MARKET			69,901
TOTAL MARKET VALUE			201,940
SOH/AGL Deduction			54
ASSESSED VALUE			201,886
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			201,886
TOTAL JUST VALUE			201,940
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			183,533

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1465/106	1/05/2022	QC U	I 11
SALE PRICE	100		

GRANTOR: CORRAO MARGUERITE			
GRANTEE: LIVING TRUST OF MAR			
0957/1276	7/09/2002	WD Q	V 03
GRANTOR: NORMA RUSSO			
GRANTEE: MARGUERITE CARRAO (

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997
2	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2013
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2013
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013

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
1	0100	C	SFR	0		A-1	0.00	0.00	5.66	AC	1.00

BUILDING NOTES			
264 SE CHANEY GLN, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/06/2026 MLU			

BUILDING DIMENSIONS											
BAS= W14 S53 E16 N12 E13 S12 E20 N43 FSP= N10 W35 S10 E35\$W35 N10\$.											

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	% 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							