S1/2 OF SW1/4 OF NW1/4.

387-556, 934-926, 935-1042, WD 1

CHANEY FAMILY REVOCABLE TRUST DATED JULY 25, 2025
1405 KINGSTON AVE
ORLANDO, FL 32807-3635

2027

12-6S-17-09654-000

BUILDING CHARACTERISTICS

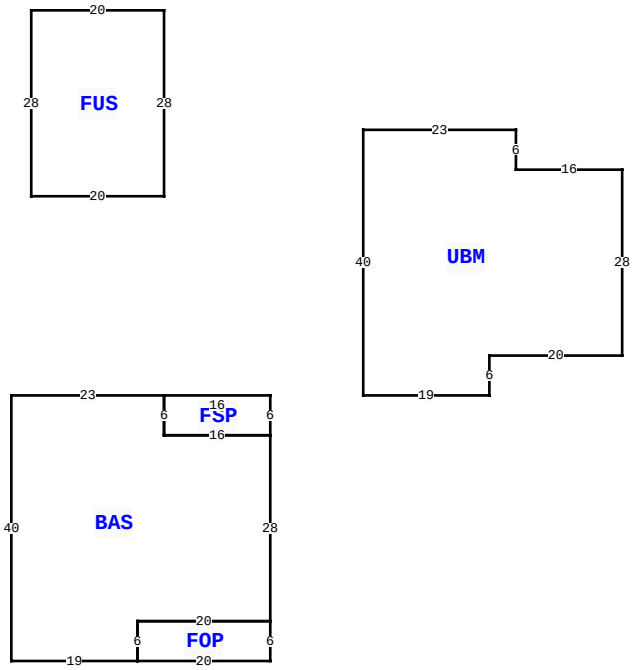
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	84,958
FOP	120	30		36	2,276
FSP	96	40		38	2,402
FUS	560	100		560	35,399
UBM	1,344	20		269	17,004
TOTALS	3,464			2,247	142,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	88.4058	97.25	218,521	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1904 HX Base Yr



322 SE CHANEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,039
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	161,694
SOH/AGL Deduction	0
ASSESSED VALUE	161,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,694
TOTAL JUST VALUE	314,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16895	PUMP/UTPOL	30	04/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2137	7/25/2025	WD	U	I	11	100
GRANTOR: CHANEY ERNEST KEITH						
GRANTEE: CHANEY FAMILY REVOC						
1538/2627	4/07/2025	TR	U	I	11	100
GRANTOR: CHANEY ERNEST KEITH						
GRANTEE: CHANEY JANET MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S40 E19 FOP= E20 N6W20 S6$ N6 E20 N28 FSP= N6 W16 S6 E16$ W16 N6$ PTR=N30 FUS= N28 W20 S28 E20$ S30$ PTR=E30 UBM= E19 N6 E20 N28 W16 N6 W23 S40$W30$.

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	0	0	3	100	1,200	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,500							

REVIEW DATE 10/12/2017 BY BC Total Acres: 20.00 Total Land Value: 16,955 Market: 161,500 Agricultural: 8,455 Common: 8,500 PRINTED 11/17/2026 BY SYS