

BEG NE COR OF SE1/4 OF SE1/4,  
 RUN S 208.72 FT, W 469.58 FT,  
 N 208.72 FT, E 469.58 FT TO

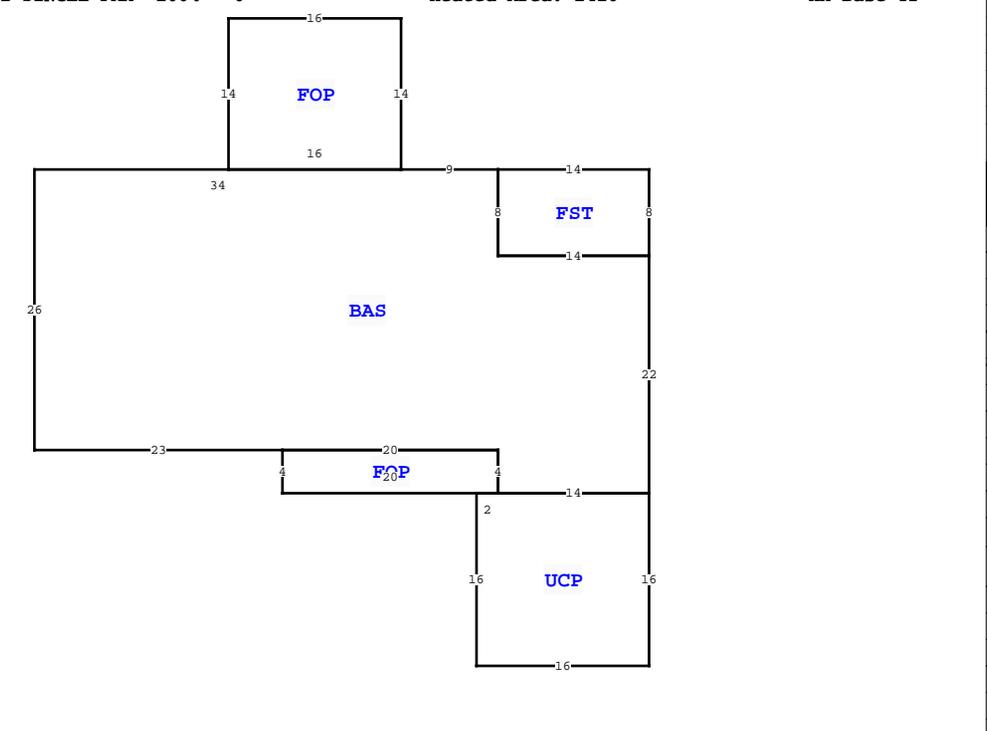
CHASTEEN MATTHEW W/CHASTEEN JENNIFER L  
 1878 SW ICHETUCKNEE AVE  
 LAKE CITY, FL 32024

**2026**

13-5S-15-00458-004

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	1,630	107.8110	120.75	196,822	1979	1979	0	0	35.00	65.00



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
05 05	0100			SINGLE FAMILY
			02	13515.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100		1,426	111,924
FOP	80	30		24	1,884
FOP	224	30		67	5,259
FST	112	55		62	4,867
UCP	256	20		51	4,003

EXTRA FEATURES																
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	0021	BARN,FR AE	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0280	POOL R/CON	0	100	32	512.00	UT	35.00	35.00	100	1995	1995	3	40	7,168	
3	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	450	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,840							

TOTAL OB/XF														
8,418														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,934
TOTAL MARKET OB/XF VALUE			8,418
TOTAL LAND VALUE - MARKET			28,840
TOTAL MARKET VALUE			165,192
SOH/AGL Deduction			70,809
ASSESSED VALUE			94,383
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,972
TOTAL JUST VALUE			165,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,072
XFOB:2:1: POOL DAMAGED BY FLOOD, GIVEN AP FOR 2013			
SALE:1:1: 2.06 ACRES WITH IMP			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0783/2119	12/20/1993	WD	U	I	12	25,000
GRANTOR: WILLIAM T GRAY						
GRANTEE: MATTHEW W CHASTEEN						
0427/0103	5/01/1979	03	Q	V		2,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W9 FOP= N14 W16 S14 E16\$ W34 S26 E23 FOP= S4E20 N4 W20\$ E20 S4 UCP= W2 S16 E16 N16 W14\$ E14 N22 FST= N8 W14 S8 E14\$ W14 N8\$.														