COMM NE COR OF SE1/4 OF SE1/4 OF W 8.65 FT TO E R/W SR-247, SW AL FT FOR POB, RUN SE 200 FT, SW 24

CHANDLER A-YUEH LIVING TRUST DATED NOVEMBER 16, 20
663 SW LONGLEAF DR
LAKE CITY, FL 32024

2027

21-4S-16-03080-099

BUILDING CHARACTERISTICS

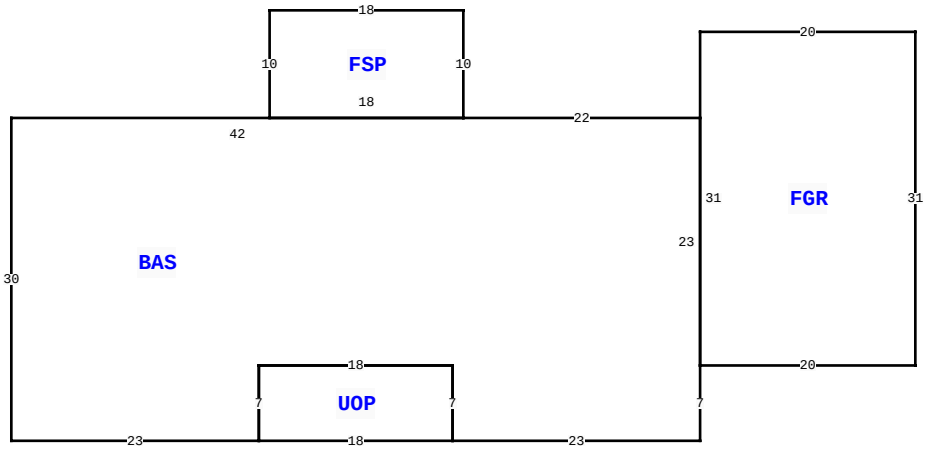
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		21416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	188,068
FGR	620	55		341	35,748
FSP	180	40		72	7,548
UOP	126	20		25	2,621
TOTALS	2,720			2,232	233,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,232	136.1492	149.76	334,264	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 1794 HX Base Yr 1996



663 SW LONG LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	2,288.00	UT	1.50	1.50	100	1995	1995	3	100	3,432	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	233,985
TOTAL MARKET OB/XF VALUE	6,432
TOTAL LAND VALUE - MARKET	27,853
TOTAL MARKET VALUE	268,270
SOH/AGL Deduction	75,362
ASSESSED VALUE	192,908
TOTAL EXEMPTION VALUE	HX HB 98 192,908
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	268,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9541	SFR	295	03/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1537	11/16/2022	WD	U	I	11	100
GRANTOR: CHANDLER A-YUEH						
GRANTEE: CHANDLER A-YEH LIVI						
0803/0944	3/24/1995	WD	Q	V		15,500
GRANTOR: BLONDINA M STEVENS						
GRANTEE: LARRY R & A-YUEH CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N10 W18 S10 E18$W42 S30 E23 UOP= E18 N7 W18 S7$ N7 E18 S7 E23 N7 FGR= E20 N31 W20 S31$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 6,432

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	100		00	0.00	0.00	1.73	AC		1.00	1.00	1.40	11,500.00	16,100.00	27,853							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.73 Total Land Value: 27,853 Market: 0 Agricultural: 0 Common: 27,853 PRINTED 11/17/2026 BY SYS