COMM NE COR OF SE1/4 OF SW1/4, R
W 243.04 FT, S 476.65 FT TO NE C
FOR POB, RUN S 170.67 FT, W 170

CHASSEREAU ROBERT M
434 SW ANGELA TER
LAKE CITY, FL 32024

2027

24-4S-16-03116-027

BUILDING CHARACTERISTICS

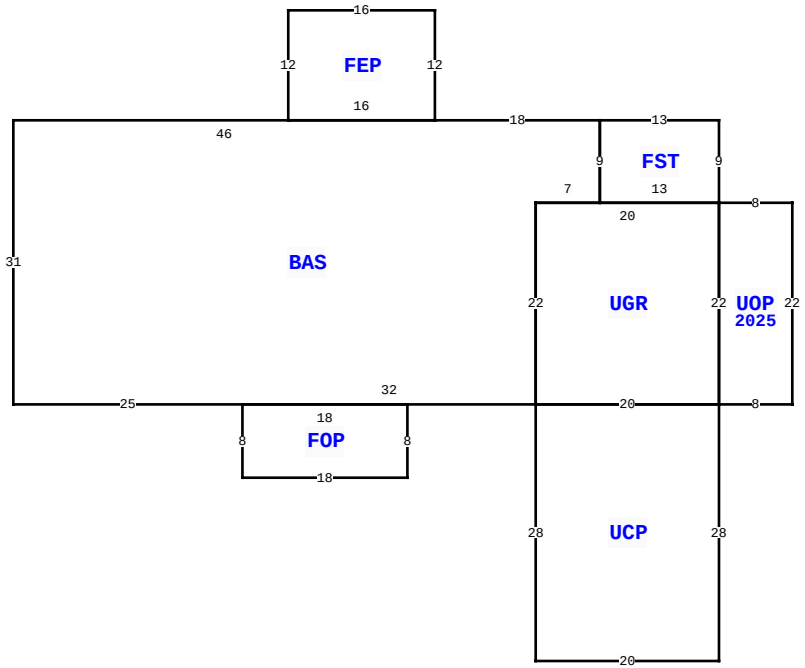
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	177,643
FEP	192	80		154	14,949
FOP	144	30		43	4,174
FST	117	55		64	6,213
UCP	560	20		112	10,872
UGR	440	45		198	19,220
UOP	176	20	2025	35	3,398
TOTALS	3,459			2,436	236,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	117.6610	129.43	315,291	1980	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1830 HX Base Yr 2024



434 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	50	1993	1993	3	50	600	
4	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00	2.00	100	1993	1993	3	100	256	
5	0120	CLFENCE 4	0	100	30	4	120.00	UT	7.50	7.50	100	2006	2006	3	100	900	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,468
TOTAL MARKET OB/XF VALUE		13,856
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		275,324
SOH/AGL Deduction		0
ASSESSED VALUE		275,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,913
TOTAL JUST VALUE		275,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33490	REMODEL	100	10/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/8	9/14/2023	LE	U	I	14	0
GRANTOR: BLOSE JEFFREY						
GRANTEE: BLOSE JEFFREY (ENH						
1501/2599	9/13/2023	WD	Q	I	01	325,000
GRANTOR: BLOSE JEFFREY						
GRANTEE: CHASSEREAU ROBERT M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W46 S31 E25 E32 N22 E7 N9 $
UCP=[ORIG=-7,31] S28 E20 N28 W20 $
UGR=[ORIG=-7,31] E20 N22 W20 S22 $
FEP=[ORIG=-18,0] N12 W16 S12 E16 $
FOP=[ORIG=-39,31] S8 E18 N8 W18 $
FST=[ORIG=0,9] E13 N9 W13 S9 $
UOP=[YR=2025;ORIG=13,9] E8 S22 W8 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,856

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/18/2025 BY KS Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS