LOT 2 CROSSWINDS S/D PHASE 1.

WD 1523-2632

REEVES JOHN DAWIN JR/REEVES PATRICIA EMFINGER
711 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-102

BUILDING CHARACTERISTICS

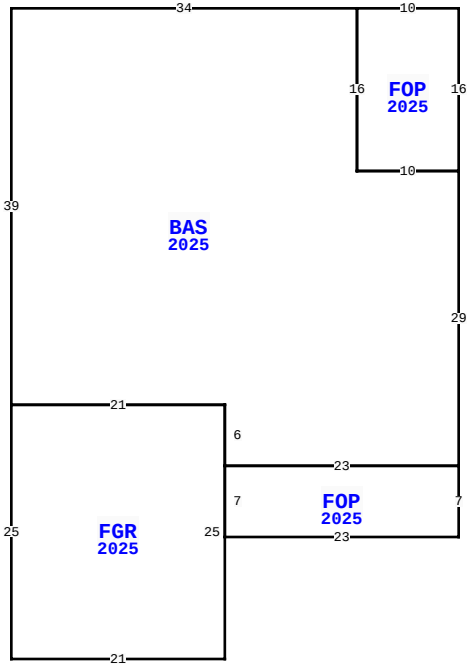
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	2025	1,694	217,682
FGR	525	55	2025	289	37,137
FOP	160	35	2025	56	7,196
FOP	161	35	2025	56	7,196
TOTALS	2,540			2,095	269,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	2,095	118.0000	129.80	271,931	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1694 HX Base Yr 2025



711 SW CHESTERFIELD CIR, LAKE CITY

BLD DATE		LGL DATE	06/06/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	269,212
TOTAL MARKET OB/XF VALUE	1,860
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	306,072
SOH/AGL Deduction	187,959
ASSESSED VALUE	118,113
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	66,702
TOTAL JUST VALUE	306,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048574	New Residential C	200,000	11/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2632	9/17/2024	WD	Q	I	01	379,900

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: REEVES JOHN DAWIN J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,10] W34 S39 E21 S6 E23 N29 W10 N16 $
FOP=[YR=2025;ORIG=70,10] E10 S16 W10 N16 $
FGR=[YR=2025;ORIG=36,49] E21 S25 W21 N25 $
FOP=[YR=2025;ORIG=57,55] E23 S7 W23 N7 $
.

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	620.00	UT	3.00	3.00	100	2025	2024		100	1,860	

LAND DESCRIPTION

TOTAL OB/XF 1,860

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					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS