LOT 3 CROSSWINDS S/D PHASE 1.

QC 1152-452, WD 1512-475,

NIXON DWAYNE A
735 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-103

BUILDING CHARACTERISTICS

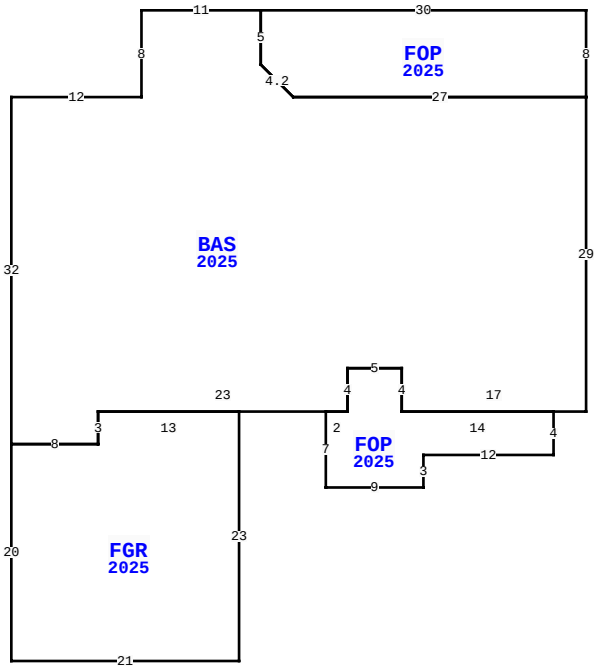
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,634	100	2025	1,634	195,049
FGR	459	55	2025	252	30,081
FOP	131	30	2025	39	4,655
FOP	236	30	2025	71	8,475
TOTALS	2,460			1,996	238,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	109.8900	120.88	241,276	2024	2024	0	0	0	1.25	98.75

1 SINGLE FAM 100% - 2025 Heated Area: 1634 HX Base Yr 2025



735 SW CHESTERFIELD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,260
TOTAL MARKET OB/XF VALUE		3,560
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,820
SOH/AGL Deduction		0
ASSESSED VALUE		276,820
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		220,409
TOTAL JUST VALUE		276,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048572	New Residential C	200,000	11/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/475	4/04/2024	WD	Q	I	01	355,900

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: NIXON DWAYNE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,11] W27 U3L3 N5 W11 S8 W12 S32 E8 N3 E23 N4 E5 S4 E17 N29 $
FOP=[YR=2025;ORIG=70,3] W30 S5 D3R3 E27 N8 $
FOP=[YR=2025;ORIG=67,40] W14 N4 W5 S4 W2 S7 E9 N3 E12 N4 $
FGR=[YR=2025;ORIG=38,40] W13 S3 W8 S20 E21 N23 $
.

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	520.00	UT	3.00	3.00	100	2025	2024		100	1,560	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,560

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: 0.88 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS