LOT 14 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1424-2244,

KIRBY BILLY H/KIRBY MARGARET E
875 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

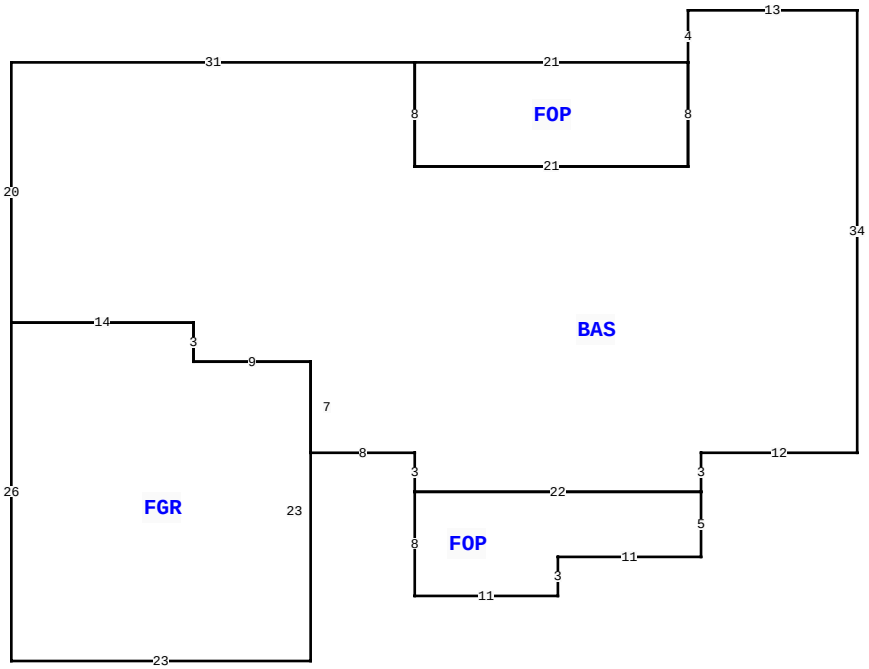
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,697	100		1,697	210,144
FGR	571	55		314	38,884
FOP	143	30		43	5,325
FOP	168	30		50	6,192
TOTALS	2,579			2,104	260,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	118.5030	130.35	274,256	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1697 HX Base Yr 2021



194 SW CHESTERFIELD CIR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,543
TOTAL MARKET OB/XF VALUE		6,418
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		301,961
SOH/AGL Deduction		69,930
ASSESSED VALUE		232,031
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		130,620
TOTAL JUST VALUE		301,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39448	SFR	0	03/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2244	11/23/2020	WD	Q	I	01	245,000

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: BILLY H & MARGARET

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S4 FOP= W21 S8 E21 N8$ S8 W21 N8 W31 S20 FGR= S26 E23 N23 W9 N3 W14$ E14 S3 E9 S7 E8 S3 FOP= S8 E11 N3 E11 N5 W22$ E22 N3 E12 N34$.

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	1,047.00	UT	2.50	2.50	100	2020	2020	3	100	2,618	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2025	2024		100	1,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,418

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/20/2025 BY JB Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS