LOT 19 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1530-2585,

T.S. FIELDS PROPERTIES LLC
326 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-119

BUILDING CHARACTERISTICS

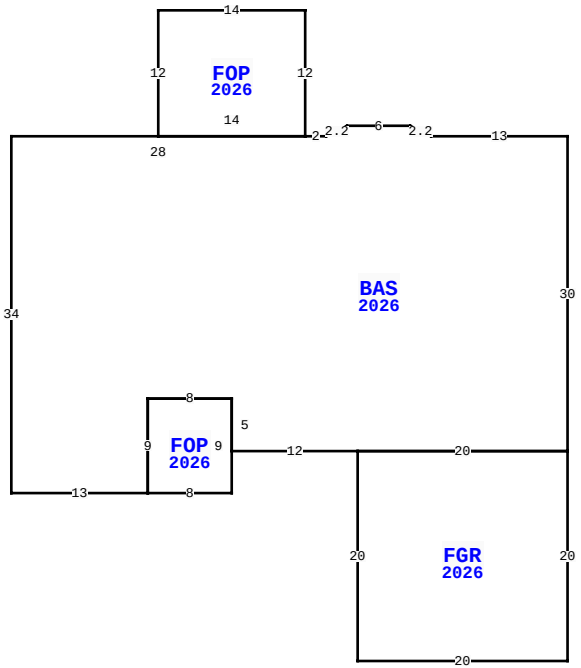
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,610	100	2026	1,610	197,853
FGR	400	55	2026	220	27,036
FOP	72	30	2026	22	2,704
FOP	168	30	2026	50	6,145
TOTALS	2,250			1,902	233,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	111.7200	122.89	233,737	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1610 HX Base Yr



329 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	233,737
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	265,237
SOH/AGL Deduction	0
ASSESSED VALUE	265,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,237
TOTAL JUST VALUE	265,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052823	New Residential C	200,000	04/03/2025
000052819	Right-of-Way Acce		04/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2585	1/06/2025	WD	Q	V	03	40,000

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: T.S. FIELDS PROPERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,-20] W13 U1L2 W6 D1L2 W2 W28 S34 E13 N9 E8 S5 E12 E20 N30 $
FGR=[YR=2026;ORIG=-20,10] E20 S20 W20 N20 $
FOP=[YR=2026;ORIG=-39,-32] E14 S12 W14 N12 $
FOP=[YR=2026;ORIG=-40,5] E8 S9 W8 N9 $
.

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	0	0	0	700.00	UT	5.00	5.00	100	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0					1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 05/01/2026 BY robin Total Acres: 0.51 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/16/2026 BY SYS