LOTS 27 & 28 CROSSWINDS S/D PHAS
QC 1152-452, WD 1501-1324,1327,

FIELDS THOMAS SHELTON/FIELDS SHARON ANNE
326 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-128

BUILDING CHARACTERISTICS

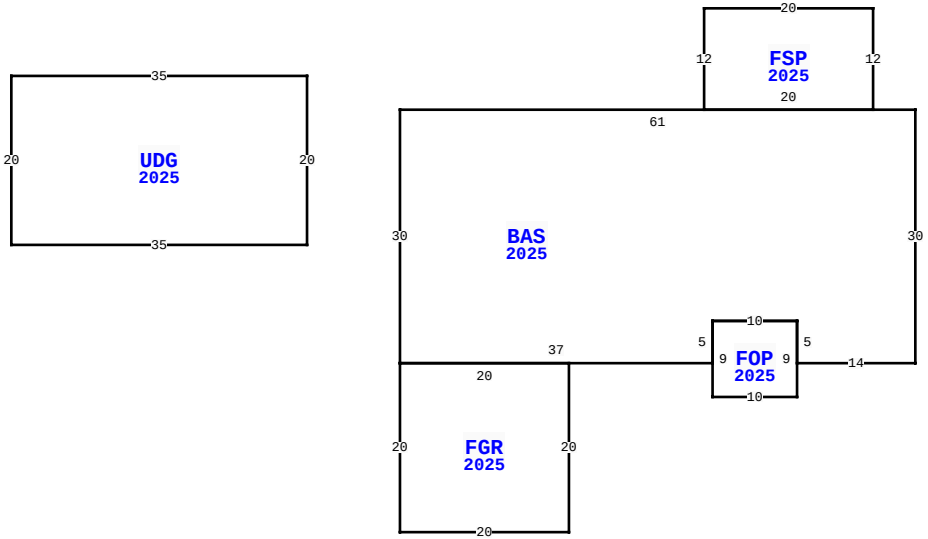
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,780	100	2025	1,780	214,354
FGR	400	55	2025	220	26,493
FOP	90	30	2025	27	3,251
FSP	240	40	2025	96	11,560
UDG	700	55	2025	385	46,363
TOTALS	3,210			2,508	302,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	110.5800	121.64	305,073	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1780 HX Base Yr 2025



326 SW CHESTERFIELD CIR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	1,280.00	UT	3.00	3.00	100	2025	2024		100	3,840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,022
TOTAL MARKET OB/XF VALUE	11,240
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	383,262
SOH/AGL Deduction	193,816
ASSESSED VALUE	189,446
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	138,035
TOTAL JUST VALUE	383,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048952	Storage Building	40,000	01/04/2024
000048874	New Residential C	280,000	12/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1351	12/30/2025	LE	U	I	14	100
GRANTOR: FIELDS THOMAS SHELTON						
GRANTEE: FIELDS THOMAS SHELT						
1501/1327	10/17/2023	WD	Q	V	01	40,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: FIELDS THOMAS SHELT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,-20] W61 S30 E37 N5 E10 S5 E14 N30 $
FGR=[YR=2025;ORIG=-41,10] E20 S20 W20 N20 $
FSP=[YR=2025;ORIG=-5,-32] E20 S12 W20 N12 $
FOP=[YR=2025;ORIG=-4,5] E10 S9 W10 N9 $
UDG=[YR=2025;ORIG=-87,-24] E35 S20 W35 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,240

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							
2	0000	C	VAC RES	100					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/02/2026 BY robin Total Acres: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS