LOT 33 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1469-998, WD 148

RICHARDSON BRIAN STANLEY/RICHARDSON SHERRENA JANEL
886 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-133

BUILDING CHARACTERISTICS

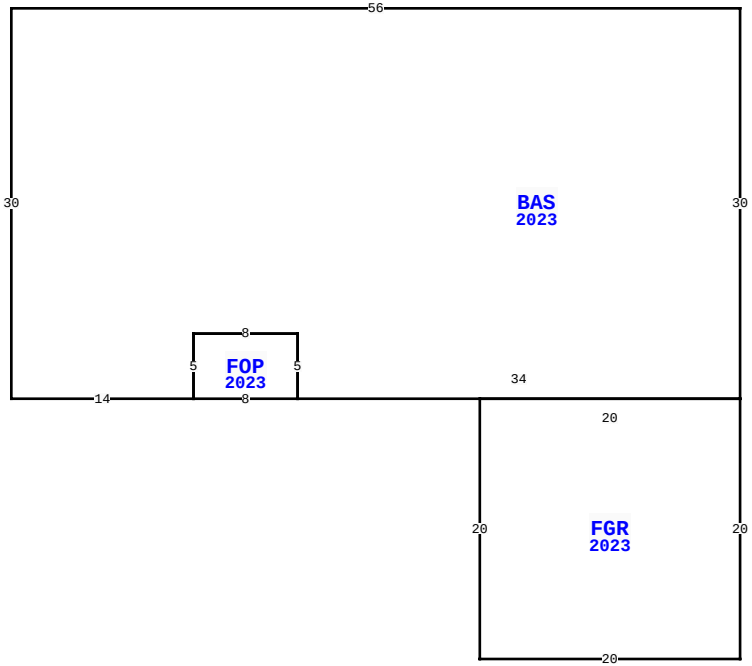
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,640	100	2023	1,640	207,361
FGR	400	55	2023	220	27,817
FOP	40	30	2023	12	1,517
TOTALS	2,080			1,872	236,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	118.5030	130.35	244,015	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 1640 HX Base Yr 2026



886 SW CHESTERFIELD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2025	2024		100	2,200	
3	0280	POOL R/CON	0	100	0	0	615.00	UT	70.00	70.00	100	2027	2026		98	42,189	
4	0080	DECKING	0	100	0	0	953.00	UT	8.00	8.00	100	2027	2026		100	7,624	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,695
TOTAL MARKET OB/XF VALUE		53,273
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,968
SOH/AGL Deduction		0
ASSESSED VALUE		324,968
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,557
TOTAL JUST VALUE		324,968
NCON VALUE		49,813
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055171	Swimming Pool and	108,620	03/05/2026
000044016	New Residential C	160,000	03/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/905	2/21/2023	WD	Q	I	01	350,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: RICHARDSON BRIAN ST						
1469/998	6/17/2022	WD	Q	V	01	30,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W56 S30 E14 N5 E8 S5 E34 N30 $
FOP=[YR=2023;ORIG=-32,5] E8 S5 W8 N5 $
FGR=[YR=2023;ORIG=-10,10] E20 S20 W20 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,273

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 07/28/2026 BY CM Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS