LOT 34 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1367-2648,

MUSGROVE BOBBY JULIAN/MUSGROVE CARREE O
868 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-134

BUILDING CHARACTERISTICS

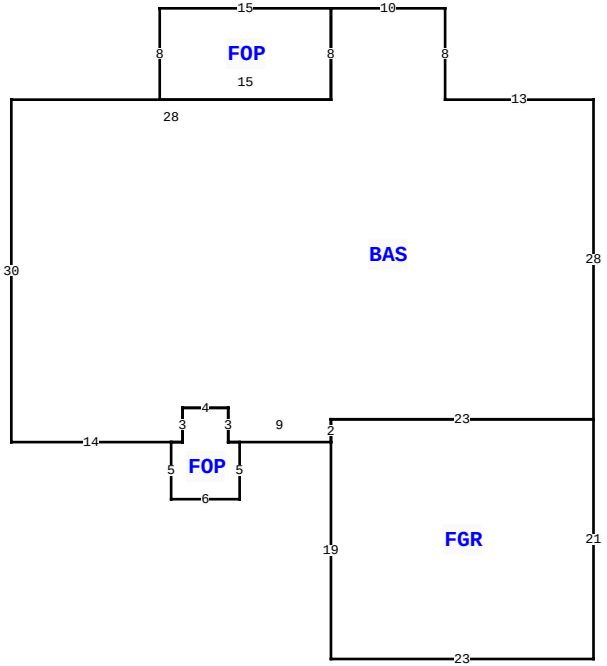
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,552	100		1,552	190,134
FGR	483	55		266	32,587
FOP	42	30		13	1,592
FOP	120	30		36	4,410
TOTALS	2,197			1,867	228,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	119.7504	131.73	245,940	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1552 HX Base Yr 2019



868 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		228,724
TOTAL MARKET OB/XF VALUE		6,402
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,126
SOH/AGL Deduction		74,415
ASSESSED VALUE		195,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,300
TOTAL JUST VALUE		270,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35914	SFR	796	10/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2648	8/31/2018	WD	Q	I	01	205,600

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: BOBBY J & CARREE O

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N8 W10 FOP= W15 S8 E15 N8$ S8 W28 S30 E14 FOP= S5 E6 N5 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E9 FGR= S19 E23 N21 W23 S2$ N2 E23 N28$.

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	0169	FENCE/WOOD	0	100	0	0	352.00	UT	10.50	10.50	100	2018	2018	3	100	3,696	
2	0166	CONC,PAVMT	0	100	0	0	936.00	UT	2.25	2.25	100	2018	2018	3	100	2,106	
3	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,402

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