LOT 35 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1455-443, WD 147

LEE DENNIS LEMAR/LEE DEBORAH DIANE
850 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

**2027**

**24-4S-16-03117-135**

## BUILDING CHARACTERISTICS

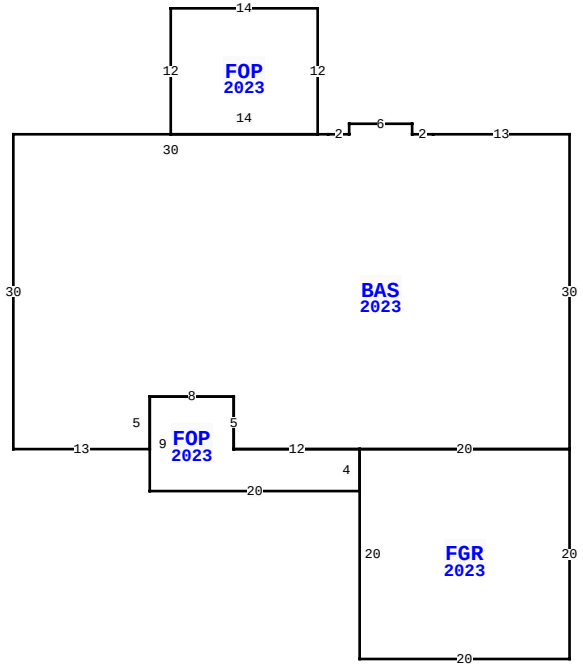
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 1,556 | 100 | 2023 | 1,556 | 197,615 |
| FGR | 400 | 55 | 2023 | 220 | 27,941 |
| FOP | 120 | 30 | 2023 | 36 | 4,572 |
| FOP | 168 | 30 | 2023 | 50 | 6,351 |
| TOTALS | 2,244 | | | 1,862 | 236,478 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,862 | 119.0228 | 130.93 | 243,792 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1556 HX Base Yr 2023




850 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 | | 236,478 |
| TOTAL MARKET OB/XF VALUE | | 28,660 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 300,138 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 300,138 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 248,727 |
| TOTAL JUST VALUE | | 300,138 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,436 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045675 | Storage Building | 26,000 | 10/12/2022 |
| 000043348 | New Residential C | 175,000 | 12/09/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1471/1699 | 7/05/2022 | WD | Q | I | 01 | 345,900 |
| GRANTOR: TRENT GIEBEIG CONSTRU | | | | | | |
| GRANTEE: LEE DENNIS LEMAR | | | | | | |
| 1455/443 | 12/16/2021 | WD | Q | V | 01 | 30,000 |
| GRANTOR: DELTA OMEGA PROPERTIE | | | | | | |
| GRANTEE: TRENT GIEBEIG CONST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W13 W2 N1 W6 S1 W2 W30 S30 E13 N5 E8 S5 E12 E20 N30 $
FGR=[YR=2023;ORIG=70,40] E20 S20 W20 N20 $
FOP=[YR=2023;ORIG=52,-2] E14 S12 W14 N12 $
FOP=[YR=2023;ORIG=70,40] W12 N5 W8 S9 E20 N4 $
.

## 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 | 520.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 1,560 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 16,800.00 | 16,800.00 | 100 | 2023 | 2022 | | 100 | 16,800 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 7,500.00 | 7,500.00 | 100 | 2023 | 2022 | | 100 | 7,500 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,800.00 | 2,800.00 | 100 | 2023 | 2022 | | 100 | 2,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 28,660

| 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