

LOT 40 CROSSWINDS S/D PHASE 1.
 QC 1152-452, WD 1371-2697,
 WD 1393-2004,

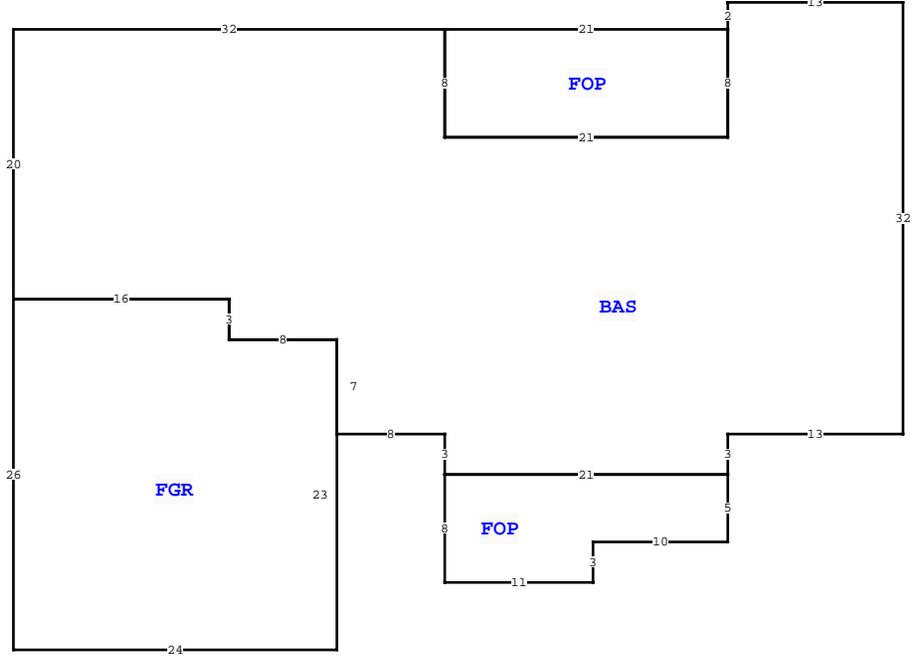
MESSER SANDRA S/STRAWDER KELLI M
 668 SW CHESTERFIELD CIR
 LAKE CITY, FL 32024

2026

24-4S-16-03117-140

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
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
BAS	1,685	100	
FGR	600	55	
FOP	138	30	
FOP	168	30	
TOTALS	2,591		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,106	118.2951	134.86	284,015	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 1685 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	266,974			
TOTAL MARKET OB/XF VALUE	1,824			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	303,798			
SOH/AGL Deduction	72,043			
ASSESSED VALUE	231,755			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	180,344			
TOTAL JUST VALUE	303,798			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	301,897			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049907	Roof Replacement	15,835	05/22/2024
37746	SFR	919	02/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2004	8/30/2019	WD Q	Q	I	01	185,000
GRANTOR: DANIEL & JANET CRAPPS						
GRANTEE: SANDRA S MESSER & K						
1371/2697	11/01/2018	WD Q	Q	V	01	20,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: DANIEL & JANET CRAP						

EXTRA FEATURES																
L N	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	912.00	UT	2.00	2.00	100	2019	2019	3	100	1,824	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W13 S2 FOP= W21 S8 E21 N8\$ S8 W21 N8 W32 S20 FGR= S26 E24 N23 W8 N3 W16\$ E16 S3 E8 S7 E8 S3 FOP= S8 E11 N3 E10 N5 W21\$ E21 N3 E13 N32\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							