LOT 41 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1381-987

SPRADLEY MIRANDA JOHNSON
648 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-141

BUILDING CHARACTERISTICS

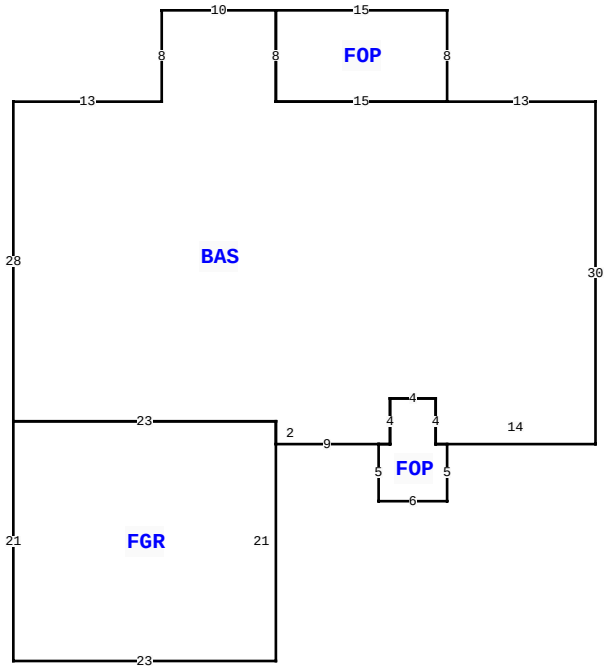
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	201,592
FGR	483	55		266	34,641
FOP	46	30		14	1,824
FOP	120	30		36	4,688
TOTALS	2,197			1,864	242,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	123.7005	138.54	258,239	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1548 HX Base Yr 2020



648 SW CHESTERFIELD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,745
TOTAL MARKET OB/XF VALUE	23,540
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	301,285
SOH/AGL Deduction	75,992
ASSESSED VALUE	225,293
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	173,882
TOTAL JUST VALUE	301,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047536	Storage Building	30,000	06/23/2023
36613	M H	772	04/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0987	3/28/2019	WD	Q	I	01	212,000

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: MIRANDA JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W15 S8 E15$ W15 N8 W10 S8 W13 S28 FGR= S21 E23 N21 W23$ E23 S2 E9 FOP= S5 E6 N5 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E14 N30$.

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	920.00	UT	2.00	2.00	100	2019	2019	3	100	1,840	
2	0030	BARN,MT	0	100	0	0	1.00	UT	15,750.00	15,750.00	100	2024	2023		100	15,750	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	3,150.00	3,150.00	100	2024	2023		100	3,150	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 23,540

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 06/29/2026 BY SYS