LOT 42 CROSSWINDS S/D PHASE 1.

QC 1152-452, WD 1364-2642, QC 14

SAWYER SHANNON M
630 SW CHESTERFIELD CIR
LAKE CITY, FL 32025

2027

24-4S-16-03117-142

BUILDING CHARACTERISTICS

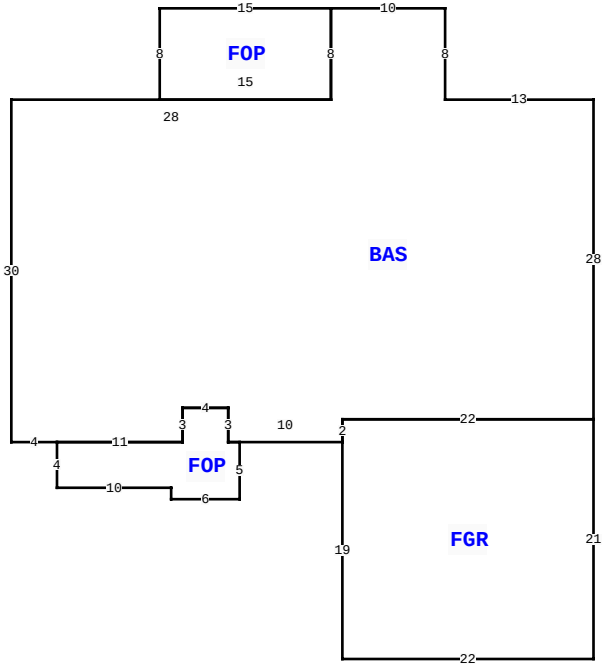
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,554	100		1,554	191,361
FGR	462	55		254	31,278
FOP	82	30		25	3,078
FOP	120	30		36	4,433
TOTALS	2,218			1,869	230,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	120.3741	132.41	247,474	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1554 HX Base Yr 2019



630 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	890.00	UT	2.00	2.00	100	2018	2018	3	100	1,780	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	230,151
TOTAL MARKET OB/XF VALUE	2,280
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	267,431
SOH/AGL Deduction	75,725
ASSESSED VALUE	191,706
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	140,295
TOTAL JUST VALUE	267,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35915	SFR	796	10/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2685	8/26/2021	QC	U	I	11	100
GRANTOR: SAWYER SHANNON M						
GRANTEE: SAWYER SHANNON M						
1364/2642	7/02/2018	WD	Q	I	01	218,500
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: SHANNON M SAWYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N8 W10 FOP= W15 S8 E15 N8$ S8 W28 S30 E4 FOP= S4 E10 S1 E6 N5 W1 N3 W4 S3 W11$ E11 N3 E4 S3 E10 FGR= S19 E22 N21 W22 S2$ N2 E22 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,280

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