LOT 46 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1498-1286

COLE DANIEL L/COLE DONNA F
PO BOX 3684
LAKE CITY, FL 32056

2027

24-4S-16-03117-146

BUILDING CHARACTERISTICS

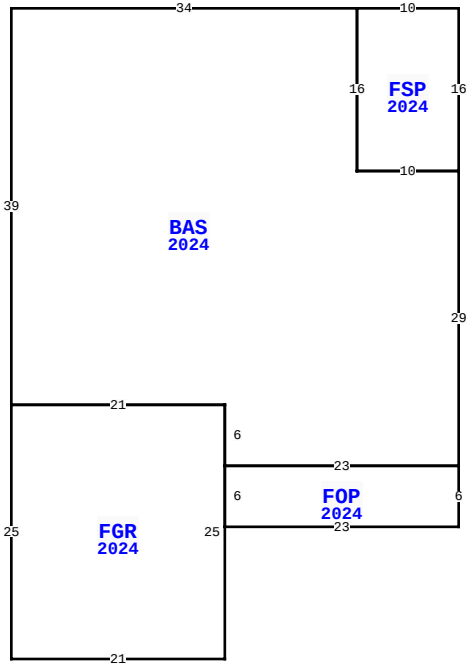
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,694	100	2024	1,694	216,397
FGR	525	55	2024	289	36,918
FOP	138	30	2024	41	5,237
FSP	160	40	2024	64	8,175
TOTALS	2,517			2,088	266,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	118.5030	130.35	272,171	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1694 HX Base Yr 2024



552 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		266,728
TOTAL MARKET OB/XF VALUE		21,900
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		323,628
SOH/AGL Deduction		199,968
ASSESSED VALUE		123,660
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,249
TOTAL JUST VALUE		323,628
NCON VALUE		20,640
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054429	Storage Building	19,350	11/07/2025
000046670	New Residential C	200,000	03/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1286	9/09/2023	WD	Q	I	01	352,900

GRANTOR: DELTA OMEGA PROPERTIE

GRANTEE: COLE DANIEL L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W34 S39 E21 S6 E23 N29 W10 N16 $
FGR=[YR=2024;ORIG=36,49] E21 S25 W21 N25 $
FSP=[YR=2024;ORIG=70,10] E10 S16 W10 N16 $
FOP=[YR=2024;ORIG=57,55] E23 S6 W23 N6 $
.

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	420.00	UT	3.00	3.00	100	2024	2023		100	1,260	
2	0296	SHED METAL	0	100	24	40	960.00	UT	18.00	18.00	100	2027	2026		100	17,280	
3	0251	LEAN TO W/	0	100	12	40	480.00	UT	7.00	7.00	100	2027	2026		100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 21,900

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					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS