LOT 55 CROSSWINDS S/D PHASE 2.
QC 1152-452, WD 1215-1121, WD 1362-1033,

NGUYEN BRANDON/NGUYEN JENNIFER
603 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2027

24-4S-16-03117-155

BUILDING CHARACTERISTICS

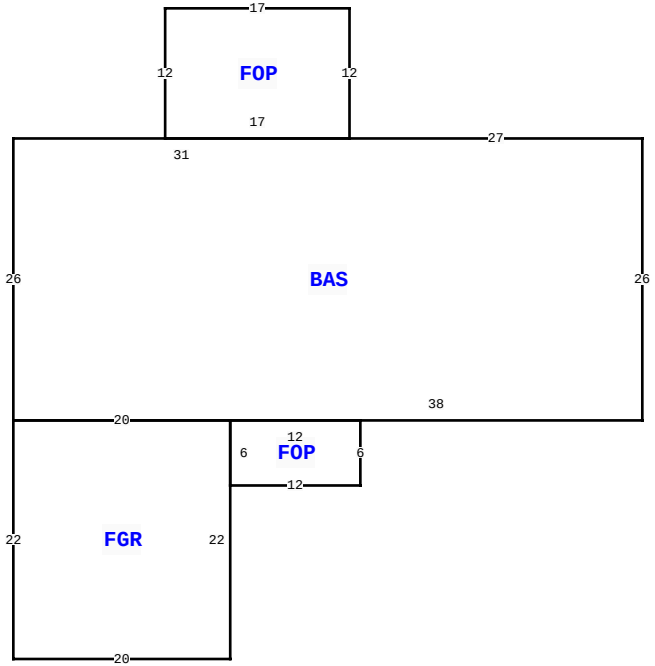
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,508	100		1,508	178,244
FGR	440	55		242	28,604
FOP	72	30		22	2,601
FOP	204	30		61	7,210
TOTALS	2,224			1,833	216,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,833	124.9500	137.44	251,928	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2020 Heated Area: 1508 HX Base Yr 2020



603 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	810.00	UT	2.00	2.00	100	2011	2011	3	100	1,620	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,658
TOTAL MARKET OB/XF VALUE		5,120
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,778
SOH/AGL Deduction		60,505
ASSESSED VALUE		196,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,862
TOTAL JUST VALUE		256,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
029494	SFR	605	06/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1033	6/07/2018	WD	Q	I	01	169,000
GRANTOR: MIKE W ROBERTS						
GRANTEE: BROADON & JENNIFFER						
1215/1121	5/27/2011	WD	Q	V	01	20,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: MIKE W ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N12 W17 S12 E17$ W31 S26 FGR= S22 E20 N22 W20$ E20 FOP= S6 E12 N6 W12$ E38 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,120

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