LOT 58 CROSSWINDS S/D PHASE 2.
QC 1152-452, WD 1505-16, WD 1526

T.S FIELDS PROPERTIES LLC
326 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2026

24-4S-16-03117-158

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	13	LAM/VNLPLK 100
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

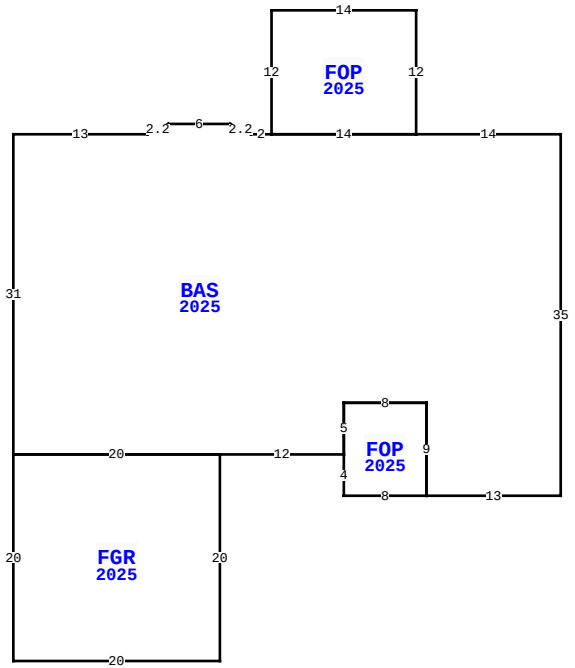
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100	2025	1,663	218,506
FGR	400	55	2025	220	28,906
FOP	72	30	2025	22	2,891
FOP	168	30	2025	50	6,570
TOTALS	2,303			1,955	256,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	118.5030	132.72	259,468	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1663 HX Base Yr



661 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	0	0	0	720.00	UT	3.00	3.00	100	2025	2024		100	2,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,873
TOTAL MARKET OB/XF VALUE	2,160
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	294,033
SOH/AGL Deduction	0
ASSESSED VALUE	294,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,033
TOTAL JUST VALUE	294,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049222	New Residential C	200,000	02/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2585	11/06/2024	WD	Q	I	01	378,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: T.S FIELDS PROPERTI						
1505/16	12/19/2023	WD	Q	V	01	30,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,20] W14 W14 W2 U1L2 W6 D1L2 W13 S31 E20 E12 N5 E8 S9 E13 N35 $
FOP=[YR=2025;ORIG=-4,20] N12 W14 S12 E14 $
FGR=[YR=2025;ORIG=-23,51] W20 S20 E20 N20 $
FOP=[YR=2025;ORIG=-3,55] N9 W8 S5 S4 E8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	0					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS