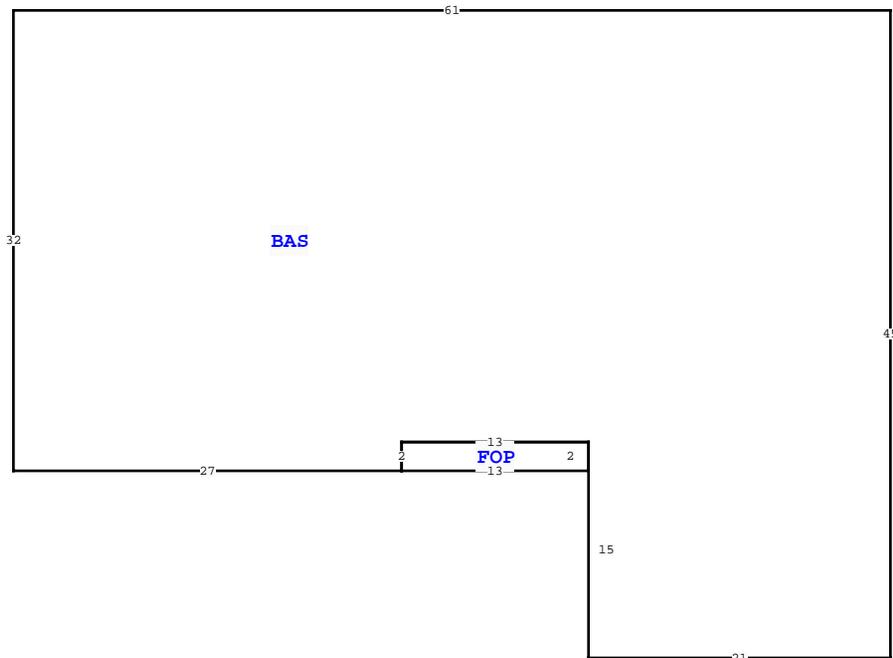


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	24417.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,199
FOP	26
PCT OF BASE	100
YEAR	
TOT ADJ AREA	2,199
SUBAREA MARKET VALUE	175,438
TOTALS	2,225
TOTALS	2,207
TOTALS	176,077

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 0		270,887	1973	1973	0	0	35.00	65.00	
			Heated Area: 2199						HX Base Yr			
												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
609 SE CHASTEEN LN, LAKE CITY 04/28/2025 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,077
TOTAL MARKET OB/XF VALUE			9,800
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			192,657
SOH/AGL Deduction			82,342
ASSESSED VALUE			110,315
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			58,904
TOTAL JUST VALUE			210,877
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31501	M H	325	10/07/2013
27317	M H	0	09/05/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/2436	7/01/2016	WD	U	I	30	100
GRANTOR: LAMMONS JOSEPH E						
GRANTEE: LAMMONS JOSEPH E						
0309/0099	8/21/1973	WD	Q	V	01	1,036
GRANTOR: SUWANCOL CORPORATION						
GRANTEE: JOSEPH E LAMMONS &						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0010	BARN, BLK	0	0	16	20	1.00	UT	0.00	100	0	0	3	100	800	
3	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	0	0	3	100	150	
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	100	0	0	3	100	150	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	
6	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	100	2005	2005	3	100	1,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	
8	0041	BARN, MACH	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	2,500	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	20,000							

REVIEW DATE 06/08/2017 BY BC																								
Total Acres: 5.00					Total Land Value: 6,780					Market: 20,000					Agricultural: 1,780					Common: 5,000				
PRINTED 05/12/2026 BY SYS																								

