SE1/4 OF NW1/4 AS LIES N OF CHAS
E 840.90 FT & EX 0.94 AC DESC IN
EX 1.65 AC DESC IN 1126-543. (PA

HARRIS CAROLINE Y
349 SE CHASTEEN LANE
LAKE CITY, FL 32025

2027

24-4S-17-08728-018

BUILDING CHARACTERISTICS

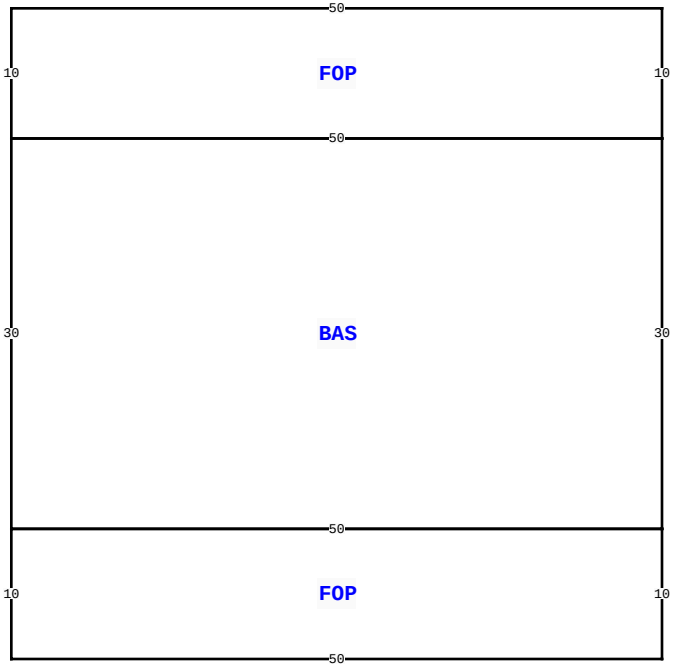
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	126,497
FOP	500	30		150	12,650
FOP	500	30		150	12,650
TOTALS	2,500			1,800	151,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	107.6040	118.36	213,048	2002	2002	0	0	0	28.75	71.25

3 SINGLE FAM 100% - 0 Heated Area: 1500 HX Base Yr



349 SE CHASTEEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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	0294	SHED WOOD/	0	100	10	12	120.00	UT	2.00	2.00	100	0	0	3	100	240	
2	0210	GARAGE U	0	100	30	30	900.00	UT	14.40	14.40	65	1993	1993	3	65	8,424	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	1.60	1.60	100	0	0	3	100	320	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	3,216	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,797
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		31,050
TOTAL MARKET VALUE		196,547
SOH/AGL Deduction		48,858
ASSESSED VALUE		147,689
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,278
TOTAL JUST VALUE		196,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19573	SFR	0	05/23/2002
10844	M H	125	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2529	8/06/2022	QC	U	I	11	100
GRANTOR: HARRIS CAROLINE Y						
GRANTEE: HARRIS CAROLINE Y						
0771/0659	12/01/1992	WD	U	V	12	15,000
GRANTOR: LENVIL DICKS						
GRANTEE: FRANK B HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N10 W50 S10 E50$ W50 S30 FOP= S10 E50 N10 W50$ E50$.

LAND DESCRIPTION

TOTAL OB/XF 13,700

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		A-1	0.00	0.00	6.21	AC		1.00	1.00	1.00	5,000.00	5,000.00	31,050							

REVIEW DATE 06/05/2017 BY BC Total Acres: 6.21 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 11/17/2026 BY SYS