COMM NW COR OF SE1/4 OF NW1/4
RUN E 163.45 FT, S 324.31 FT
TO POB, CONT S 271.45 FT,

SHUTTERLY BRANDON RICHARD/HENEHAN APRIL
401 SE CHASTEEN LN
LAKE CITY, FL 32025

2027

24-4S-17-08728-024

BUILDING CHARACTERISTICS

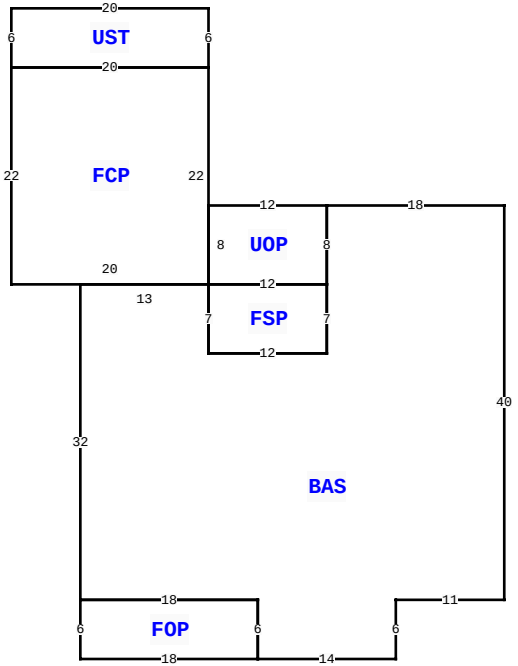
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,520	100		1,520	140,876
FCP	440	25		110	10,195
FOP	108	30		32	2,966
FSP	84	40		34	3,151
UOP	96	20		19	1,761
UST	120	45		54	5,005
TOTALS	2,368			1,769	163,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	110.5000	121.55	215,022	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2022 Heated Area: 1520 HX Base Yr 2022



401 SE CHASTEEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0166	CONC,PAVMT	0	100	0	0	660.00	UT	2.50	2.50	100	2006	2006	3	100	1,650	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		163,954
TOTAL MARKET OB/XF VALUE		2,850
TOTAL LAND VALUE - MARKET		10,340
TOTAL MARKET VALUE		177,144
SOH/AGL Deduction		15,539
ASSESSED VALUE		161,605
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,194
TOTAL JUST VALUE		177,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043384	Roof Replacement	12,200	12/14/2021
23900	SFR	467	11/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0643	6/23/2020	WD	Q	I	01	167,500
GRANTOR: WILLIAM S & ANGELICA						
GRANTEE: BRANDON R SHUTTERLY						
1267/0562	12/20/2013	WD	U	I	12	90,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: WILLIAM S & ANGELIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= W12 S8 E12 N8$ S8 FSP= W12 S7 E12 N7$ S7 W12 N7
FCP= N22 UST= N6 W20 S6 E20$ W20 S22 E20$ W13 S32 FOP= S6
E18 N6 W18$ E18 S6 E14 N6 E11 N40$.

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	0.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	10,340							

REVIEW DATE 06/05/2017 BY BC Total Acres: 0.94 Total Land Value: 10,340 Market: 0 Agricultural: 0 Common: 10,340 PRINTED 11/17/2026 BY SYS