COMM SE COR OF NE1/4 OF SE1/4, R
FOR POB, CONT W 329.97 FT, N 266
R/W US-90, E'LY ALONG R/W 334.10

CHEWNING CRAIG M SR/CHEWNING DANIELLE KELLY
9312 W US HIGHWAY 90
LAKE CITY, FL 32055-8045

2027

26-3S-15-00235-001

BUILDING CHARACTERISTICS

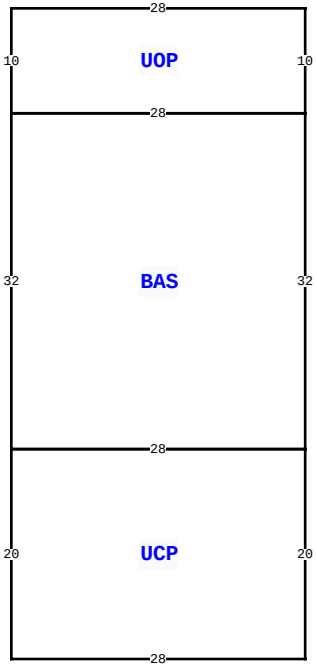
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	45,520
UCP	560	20		112	5,690
UOP	280	20		56	2,845
TOTALS	1,736			1,064	54,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,064	71.0532	78.16	83,162	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2019 Heated Area: 896 HX Base Yr 2019



9312 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0258	PATIO	0	50	17	34	578.00	UT	1.50	1.50	100	1993	1993	3	100	867	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,055
TOTAL MARKET OB/XF VALUE		1,867
TOTAL LAND VALUE - MARKET		140,840
TOTAL MARKET VALUE		144,762
SOH/AGL Deduction		18,728
ASSESSED VALUE		126,034
TOTAL EXEMPTION VALUE	HA HAB	30,653
BASE TAXABLE VALUE		95,381
TOTAL JUST VALUE		196,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1195	7/23/2018	QC	U	I	11	100
GRANTOR: TODD D CHEWNING						
GRANTEE: CRAIG M CHEWNING SR						
1364/0360	6/11/2018	TR	U	I	30	100
GRANTOR: TODD D CHEWNING TRUST						
GRANTEE: TODD CHEWNING & CRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S32 UCP= S20 E28 N20 W28$ E28 N32$ UOP= N10 W28 S10 E28$.

LAND DESCRIPTION

TOTAL OB/XF 1,867

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	0110	C	SFR RURAL	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	50		A-1	0.00	0.00	11.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	77,840							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	56,000							
4	6677	A	PECANS	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	500.00	500.00	4,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 20.12 Total Land Value: 88,840 Market: 56,000 Agricultural: 4,000 Common: 84,840 PRINTED 11/16/2026 BY SYS