

COMM NE COR OF SW1/4 OF NE1/4, R  
W 696.31 FT FOR POB, CONT W 634.  
N 343.61 FT, E 635.56 FT, S 343.

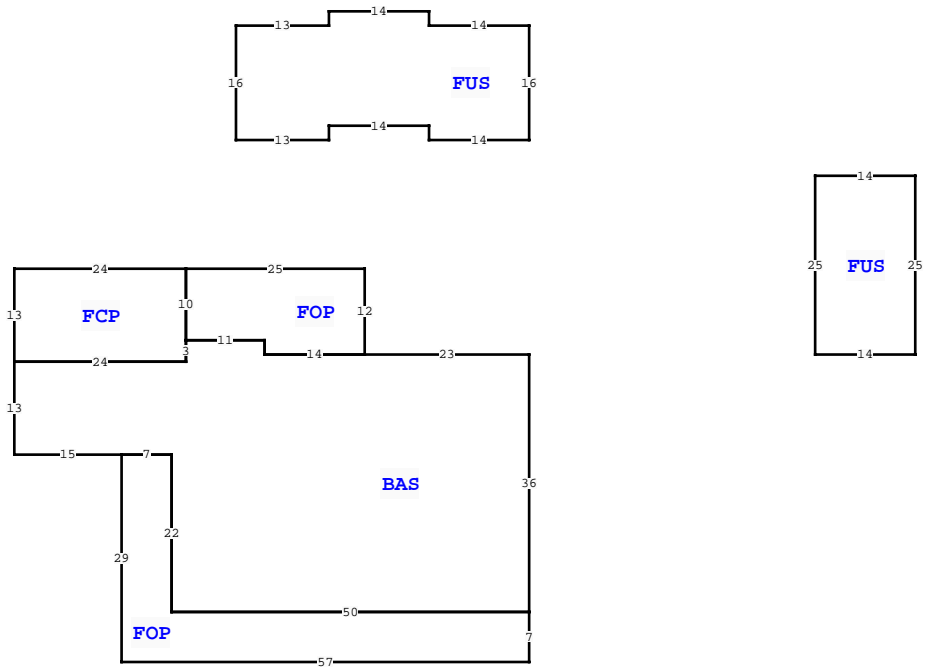
CHANCEY CHAD N/CHANCEY SARA K  
422 SW SURREAL CT  
LAKE CITY, FL 32024

**2026**

27-4S-16-03208-224  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
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 Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,106	100	
FCP	312	25	
FOP	278	30	
FOP	553	30	
FUS	350	100	
FUS	656	100	
TOTALS	4,255		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,439	122.9184	137.67	473,447	2016	2016	0	0	9.00	91.00
1 SINGLE FAM 100% - 2017 Heated Area: 3112 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			430,837
TOTAL MARKET OB/XF VALUE			16,200
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			459,060
SOH/AGL Deduction			161,710
ASSESSED VALUE			297,350
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			245,939
TOTAL JUST VALUE			542,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			541,861
SALE: 3:3: 30 YRS PAYMENT 240.50 5%			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33495	SFR	1,239	10/27/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/2034	3/24/2014	WD	U	V	16	49,800
GRANTOR: CARL L & PEGGY A SAND						
GRANTEE: CHAD N & SARA K CHA						
1264/2736	11/07/2013	WD	U	V	37	44,800
GRANTOR: JUSTIN L SANDLIN						
GRANTEE: CHAD N & SARA K CHA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0	0	0	1.00	UT	0.00	0.00	100	2014
2	0166	CONC, PAVMT	0	100	0	900.00	UT	2.00	2.00	100	2016

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/04/2026	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS											
BAS= W23 FOP= N12 W25 S10 E11 S2 E14\$ W14 N2 W11 FCP= N10 W24 S13 E24 N3\$ S3 W24 S13 E15 FOP= S29 E57 N7 W50 N22 W7\$ E7 S22 E50 N36\$ PTR= N30 FUS= N16 W14 N2 W14 S2 W13 S16 E13 N2 E14 S2 E14\$ S30\$ PTR= E40 FUS= E14 N25 W14 S25\$ W40\$.											

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595							