COMM SE COR, RUN N 641.16 FT FT
683.94 FT, W 955.67 FT, S 683.94
TO POB.

CHANCY JOSEPH H/CHANCY LORETTA W
207 SW LORY GLN
LAKE CITY, FL 32024

2027

28-4S-16-03231-001

BUILDING CHARACTERISTICS

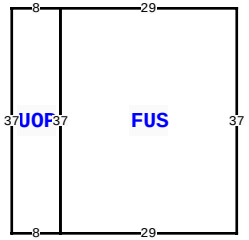
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	28416.00	1.00/

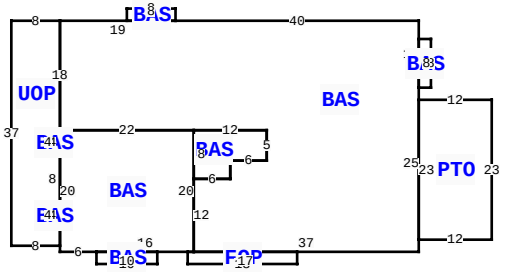
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8	100		8	681
BAS	8	100		8	681
BAS	16	100		16	1,362
BAS	16	100		16	1,362
BAS	20	100		20	1,703
BAS	78	100		78	6,642
BAS	440	100		440	37,469
BAS	1,724	100		1,724	146,810
FOP	36	30		11	937
FUS	1,073	100		1,073	91,373
TOTALS	4,271			3,523	300,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,523	119.1015	131.01	461,548	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3383 HX Base Yr





** This building has 13 Sub-Areas

206 SW LORY GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	30	18	540.00	UT	3.00	3.00	100	2006	2006	3	100	1,620	
3	0031	BARN,MT AE	0	100	30	72	2,160.00	UT	12.00	12.00	100	2006	2006	3	100	25,920	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		300,006
TOTAL MARKET OB/XF VALUE		32,340
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		347,576
SOH/AGL Deduction		122,528
ASSESSED VALUE		225,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,637
TOTAL JUST VALUE		467,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,796

SALE:2:1: 15 ACRES PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046355	Roof Replacement	14,000	01/24/2023
13861	ADDN SFR	175	04/08/1998
9802	M H	125	06/05/1995
9802	M H	125	06/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2260	2/12/2026	LE	U	V	14	100
GRANTOR: CHANCY JOSEPH H						
GRANTEE: CHANCY JOSEPH H (EN						
0856/2413	3/09/1998	WD	Q	I	01	0
GRANTOR: JOSEPH & LORETTA CHAN						
GRANTEE: JOSEPH, LORETTA ERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= N2 W8 S2 E8$ W19 UOP= W8 S37 E8 N3 BAS= N4 W2 S4 E2$ W2 N4 E2 N8 BAS= N4 W2 S4 E2$ W2 N4 E2 N18$ S18 BAS= S20 E6 BAS= S2E10 N2 W10$ E16 N20 W22$ E22 BAS= S8 E6 N3 E6 N5 W12$ E12 S5 W6 S3 W6 S12 FOP= W1 S2 E18 N2 W17$ E37 N2 PTO= E12 N23 W12 S23$ N25 BAS= E2 N8 W2 S8$ N11$ PTR= N30 FUS= N37 W29 UOP= W8 S37 E8 N37$ S37 E29 $ S30$.

LAND DESCRIPTION

TOTAL OB/XF 32,340

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

REVIEW DATE 07/17/2019 BY BC Total Acres: 15.00 Total Land Value: 15,230 Market: 126,000 Agricultural: 6,230 Common: 9,000 PRINTED 11/16/2026 BY SYS