BEG SW COR OF SW1/4 OF NE1/4, RU
467 FT, S 467 W 467 FT TO POB, E

BUTTON CHARLES CHADWICK/BUTTON DORIS JEAN
1687 NW QUEEN RD
LAKE CITY, FL 32055-5648

2027

32-2S-16-01810-002

BUILDING CHARACTERISTICS

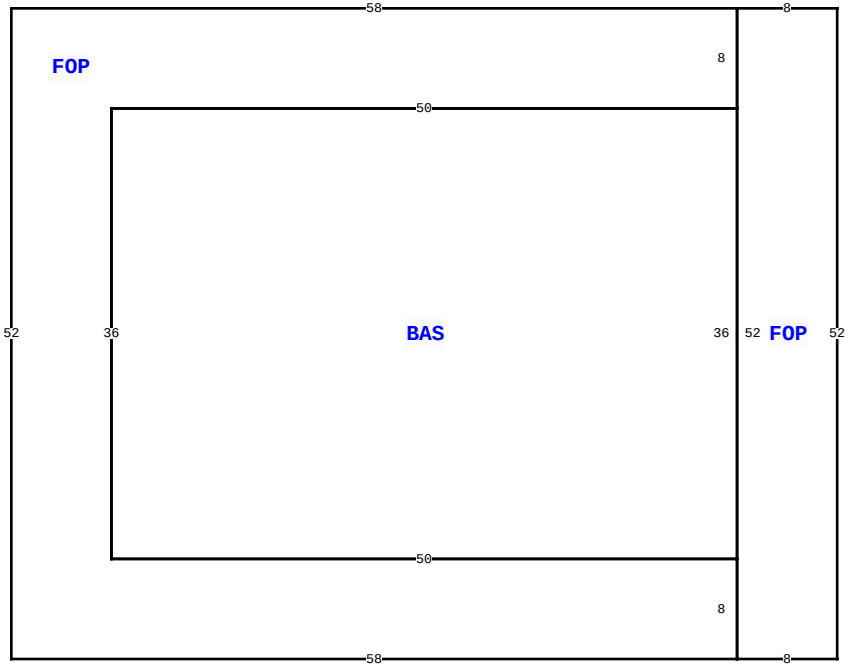
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	224,571
FOP	416	30		125	15,595
FOP	1,216	30		365	45,538
TOTALS	3,432			2,290	285,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	118.1460	129.96	297,608	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1800 HX Base Yr 2022



1687 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0040	BARN,POLE	0	100	24	40	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
2	0030	BARN,MT	0	100	30	55	1.00	UT	29,700.00	29,700.00	100	2023	2022		100	29,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	285,704
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	367,904
SOH/AGL Deduction	162,319
ASSESSED VALUE	205,585
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	154,174
TOTAL JUST VALUE	367,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,092

SALE:2:1: GIVEN IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055841	Storage Building	20,722	06/05/2026
041135	STORAGE		01/11/2021
40840	SFR	0	11/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0634	4/18/2019	WD	Q	V	01	30,000
GRANTOR: WAYNE KEEN & ETAL						
GRANTEE: CHARLES CHADWICK BU						
1280/0751	8/26/2014	WD	U	V	37	7,000
GRANTOR: MARION D BROWN JOHNSO						
GRANTEE: WAYNE KEEN & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-53,-18] E50 S36 W50 N36 $
FOP=[ORIG=-3,-26] S8 W50 S36 E50 S8 W58 N52 E58 $
FOP=[ORIG=-3,-26] S52 E8 N52 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 37,200

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	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 09/21/2026 BY Andres Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS