E DIV: BEG SE COR OF LAND OF WIL
RUN W 70 YDS, S 70 YDS, E 70 YDS
POB. IN NW1/4 OF NW1/4.

LOFTON CORINE/POITIER ARLEEN LOFTON
165 NE CHESTNUT AVE
LAKE CITY, FL 32055

2027

33-3S-17-12836-000

BUILDING CHARACTERISTICS

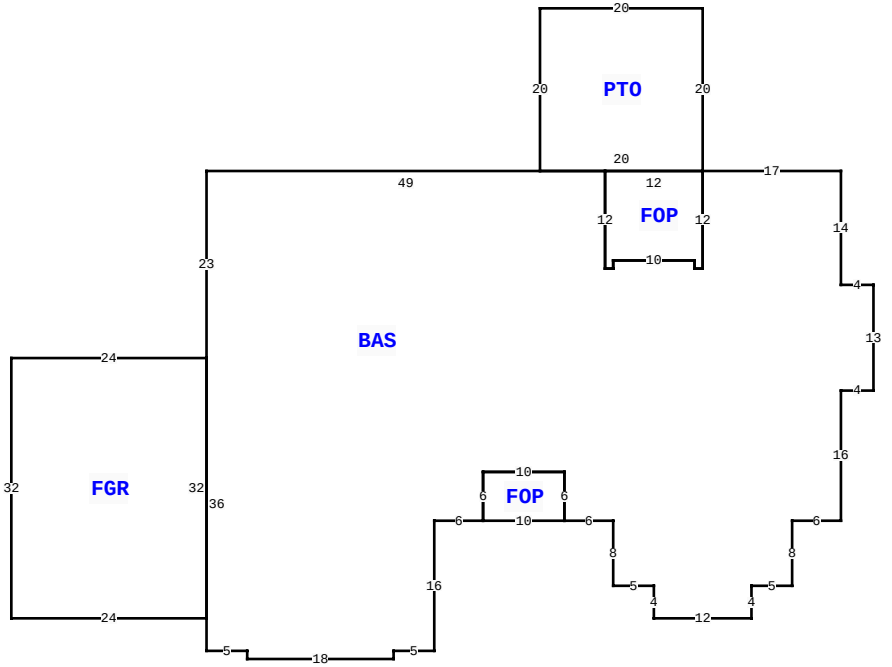
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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 07
NEIGHBORHOOD/LOC		860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,902	100		3,902	303,044
FGR	768	55		422	32,774
FOP	60	30		18	1,398
FOP	134	30		40	3,107
PTO	400	5		20	1,553
TOTALS	5,264			4,402	341,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,402	106.7000	117.37	516,663	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 1995 Heated Area: 3902 HX Base Yr 1995



165 NE CHESTNUT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		341,876
TOTAL MARKET OB/XF VALUE		3,996
TOTAL LAND VALUE - MARKET		18,375
TOTAL MARKET VALUE		364,247
SOH/AGL Deduction		120,859
ASSESSED VALUE		243,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,977
TOTAL JUST VALUE		364,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
97	MAINT/ALTR	50	03/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/814	7/28/2026	LE	U	I	14	100
GRANTOR: LOFTON CORINE						
GRANTEE: LOFTON CORINE D (EN						
0540/0042	5/01/1984	WD	Q	V	01	7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N20 W20 S20 E20$ FOP= W12 S12 E1 N1 E10 S1 E1N12$ S12 W1 N1 W10 S1 W1 N12 W49 S23 FGR= W24 S32 E24 N32$ S36 E5 S1 E18 N1 E5 N16 E6 FOP= E10 N6 W10 S6$ N6 E10S6 E6 S8 E5 S4 E12 N4 E5 N8 E6N16 E4 N13 W4 N14$.

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	640.00	UT	1.40	1.40	100	0	0	3	100	896	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	600	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,996

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		*RSF-	200.00	250.00	50,000.00	SF		1.00	1.00	0.49	0.75	0.37	18,375							

REVIEW DATE 11/17/2016 BY DF Total Acres: 1.15 Total Land Value: 18,375 Market: 0 Agricultural: 0 Common: 18,375 PRINTED 11/17/2026 BY SYS