

LOT 30 CROSSWINDS S/D PHASE 1.
QC 1152-452, WD 1472-421,

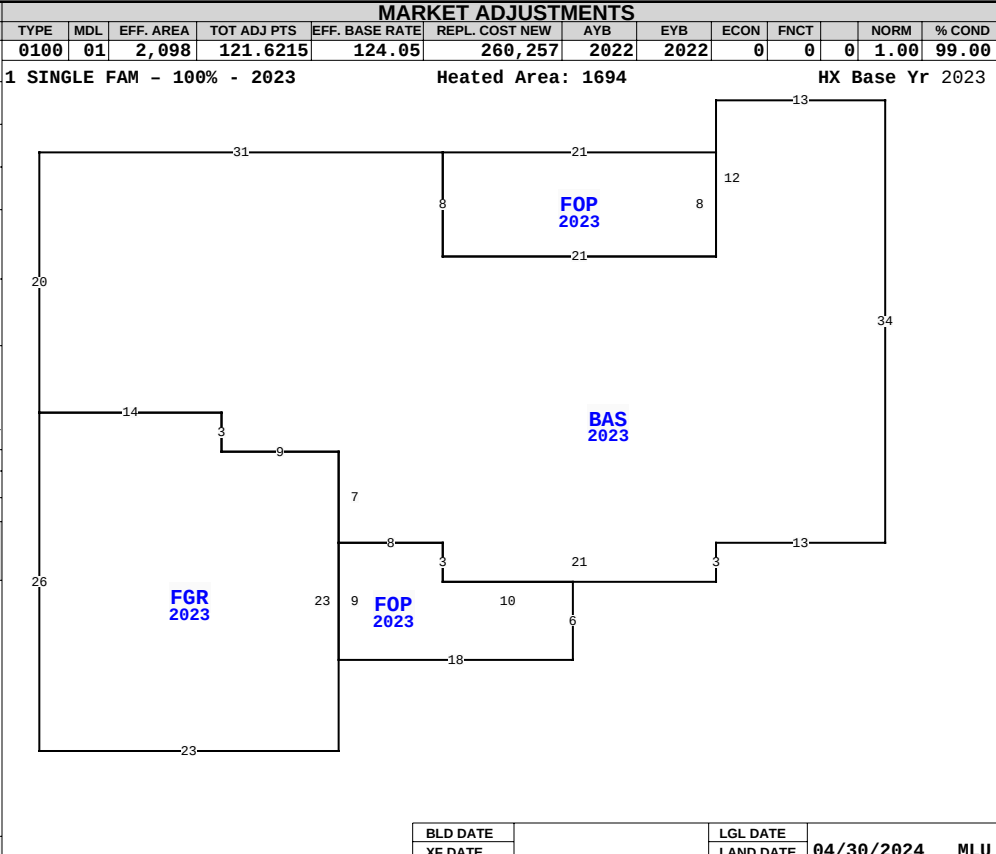
TEHAN STEVEN ROBERT AKA STEVEN R TEHAN/TEHAN CHARL
276 SW CHESTERFIELD CIR
LAKE CITY, FL 32024

2024

24-4S-16-03117-130



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD 100		
Exterior Wall	00	N/A 0		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LAM/VNLPLK 100		
Interior Floor	00	N/A 0		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		3 100		
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	06	
NEIGHBORHOOD/LOC	24416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	208,040
FGR	571	55	314	38,562
FOP	132	30	40	4,912
FOP	168	30	50	6,141
TOTALS	2,565		2,098	257,654



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	257,654		
TOTAL MARKET OB/XF VALUE	9,300		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	296,954		
SOH/AGL Deduction	8,629		
ASSESSED VALUE	288,325		
TOTAL EXEMPTION VALUE	HX HB 13 288,325		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	296,954		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	279,927		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045179	Storage Building	8,000	08/16/2022
000043788	New Residential C	180,000	02/25/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1472/421	7/28/2022	WD	Q	I	01
GRANTOR: DELTA OMEGA PROPERTIE					SALE PRICE
GRANTEE: TEHAN STEVEN ROBERT					350,400

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=110,10] W13 S12 W21 N8 W31 S20 E14 S3 E9 S7 E8 S3 E21 N3 E13 N34 \$					
FGR=[YR=2023;ORIG=68,37] W9 N3 W14 S26 E23 N23 \$					
FOP=[YR=2023;ORIG=76,14] E21 S8 W21 N8 \$					
FOP=[YR=2023;ORIG=86,47] W10 N3 W8 S9 E18 N6 \$					

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100					1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000		

REVIEW DATE 09/22/2022 BY JB

Total Acres: 0.50

Total Land Value: 30,000

Market: 0

Agricultural: 0

Common: 30,000

PRINTED 05/30/2024 BY SYS