NE DIV: NW1/4 BLOCK 49.

ORB 383-291, (TEN IN COMMON W/RI

**BRADLEY TEROCSHER**
805 NE CONGRESS AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-11018-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 04 | 04 |

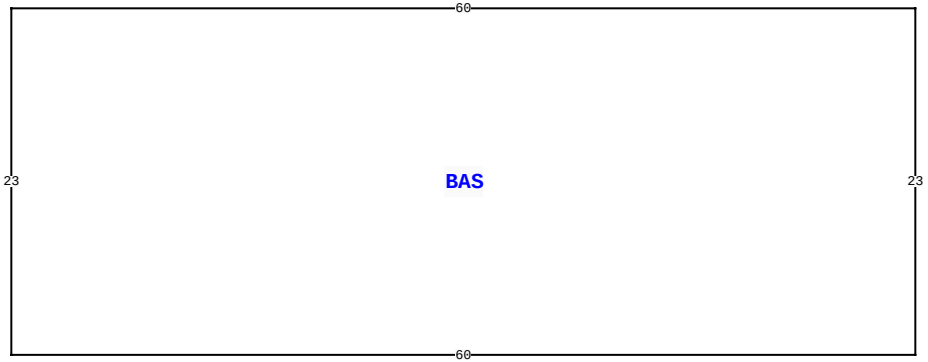
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,380 | 100 | | 1,380 | 27,328 |
| TOTALS | 1,380 | | | 1,380 | 27,328 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,380 | 110.0100 | 66.01 | 91,094 | 1999 | 1999 | 10 | 0 | 0 | 60.00 | 30.00 |

1 MOBILE HME 100% - 2016 Heated Area: 1380 HX Base Yr 2016




805 NE CONGRESS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 27,328 |
| TOTAL MARKET OB/XF VALUE | | 1,300 |
| TOTAL LAND VALUE - MARKET | | 5,087 |
| TOTAL MARKET VALUE | | 33,715 |
| SOH/AGL Deduction | | 6,908 |
| ASSESSED VALUE | | 26,807 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 1,807 |
| TOTAL JUST VALUE | | 33,715 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 33,715 |

SALE:1:1: TEN IN COMMON WITH RIGHTS OF SURVIVORSHI

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00659 | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1219/2089 | 8/15/2011 | QC | U | V | 11 | 4,000 |
| GRANTOR: WILLIS O COOPER | | | | | | |
| GRANTEE: TEROCSHER BRADLEY | | | | | | |
| 1161/0553 | 10/27/2008 | TD | Q | V | 01 | 2,300 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WILLIS O COOPER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W60 S23 E60 N23$.

### 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 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 100.00 | UT | 9.00 | 9.00 | 100 | 2015 | 2015 | 3 | 100 | 900 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | 0200 | C | MBL HM | 100 | | *RSF- | 105.00 | 102.00 | 10,710.00 | SF | | 1.00 | 1.00 | 0.95 | 0.50 | 0.48 | 5,087 | | | | | | | |

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.25 Total Land Value: 5,087 Market: 0 Agricultural: 0 Common: 5,087 PRINTED 11/14/2025 BY SYS