

S DIV:LOT 13 BLK A MELTONS S/D.
501-381, WD 1019-1357, WD 1019-1

CHEATHAM TERESA L
188 NE OSBURN WAY
LAKE CITY, FL 32055

2026

00-00-00-13937-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	870317.00	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	135,026
FGR	756	55		416	33,981
FST	78	55		43	3,513
PTO	432	5		22	1,797
UST	135	45		61	4,983
TOTALS	3,054			2,195	179,300

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0258	PATIO	0	0	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	2 0.00	0.00	11,817.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,195	112.2016	125.67	275,846	1963	1963		0	0	35.00	65.00	
1 SINGLE FAM 0% - 0													
Heated Area: 1653 HX Base Yr													

407 SW THERESA CT, LAKE CITY					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	0.00	0.00	100	1993	1993	3	100	500			
1.00	UT	0.00	0.00	100	1993	1993	3	100	400			
1.00	UT	0.00	0.00	100	2016	2016	3	100	200			

TOTAL OB/XF																																									
1,100																																									
<table><tr><th>UNIT TYPE</th><th>D T</th><th>DPH FACT</th><th>% COND</th><th>TOT ADJ</th><th>UNIT PRICE</th><th>ADJ UNIT PRICE</th><th>LAND VALUE</th><th>OTHER ADJUSTMENTS AND NOTES</th><th>YEAR</th><th>DENSITY</th><th>DECL</th><th>FRZ</th><th>YR</th></tr><tr><td>SF</td><td></td><td>1.00</td><td>1.00</td><td>0.50</td><td>0.75</td><td>0.38</td><td>4,431</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>														UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	SF		1.00	1.00	0.50	0.75	0.38	4,431						
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR																												
SF		1.00	1.00	0.50	0.75	0.38	4,431																																		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		179,300	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		4,431	
TOTAL MARKET VALUE		184,831	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,831	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		184,831	
TOTAL JUST VALUE		184,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1407/2598	3/12/2020	QC	U	I	11	100	
GRANTOR: JOEL D CHEATHAM							
GRANTEE: TERESA L CHEATHAM							
1300/0678	8/25/2015	QC	U	I	11	100	
GRANTOR: DAN AND DAVID LLC							
GRANTEE: DAVID H & TERESA L							

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO= N12 W36 S12 E36\$ BAS= W36 N6 FST= N6 W13 S6 E13\$ W13 UST= N6 W15 S9 E15 N3\$ S3 FGR= W36 S21 E36 N21\$ S21 E3 D3 R2 E4 R2 U3 E11 S25 E27 N43\$.													