

BEG NW COR OF SW1/4 OF NE1/4, RU
300 FT, W 300 FT, N 300 FT TO PO
OF SW1/4 OF NE1/4) (AKA LOT 6 BL

WELLS PRESTON M III/WELLS TINA M
3059 CHEROKEE ROAD
SAINT CLOUD, FL 34772

2026

01-5S-16-03395-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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		01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	9,625
BAS	1,200	100		1,200	105,004
FOP	96	30		29	2,538
TOTALS	1,406			1,339	117,166

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	0210	GARAGE U	0	0	30	30	900.00	UT	6.40

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		A-1	0.00	0.00	2.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,339	120.2000	134.62	180,256	1963	1990	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 1310 HX Base Yr											
TOTALS 1,406 1,339 117,166											

150 SW FINLEY LITTLE LN, LAKE CITY									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU									
TOTAL OB/XF 5,910									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			117,166
TOTAL MARKET OB/XF VALUE			5,910
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			159,076
SOH/AGL Deduction			0
ASSESSED VALUE			159,076
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			159,076
TOTAL JUST VALUE			159,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40831	ELECTRICAL	0	11/02/2020
6746	GARAGE	4,000	01/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1278	9/17/2021	WD U	I	I	30	80,300
GRANTOR: WEATHERS LINDSEY D						
GRANTEE: WELLS PRESTON M III						
1430/1307	2/17/2021	QC U	I	I	11	100
GRANTOR: WEATHERS LYNDSEY D						
GRANTEE: WEATHERS LINDSEY D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 S6 W8 BAS= N4 W11 S10 E11 N6\$ S6 W11 S17 FOP= S8 E12 N8 W12\$ E31 S8 E13 N37\$.									