

BEG INTERS W LINE OF SEC & N R/W
N 264 FT, E 660 FT, S 264 FT, W

ROSS-PEREIRA LINDA C
881 NE CHESIRE LN
LAKE CITY, FL 32055

2025

04-3S-17-04838-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

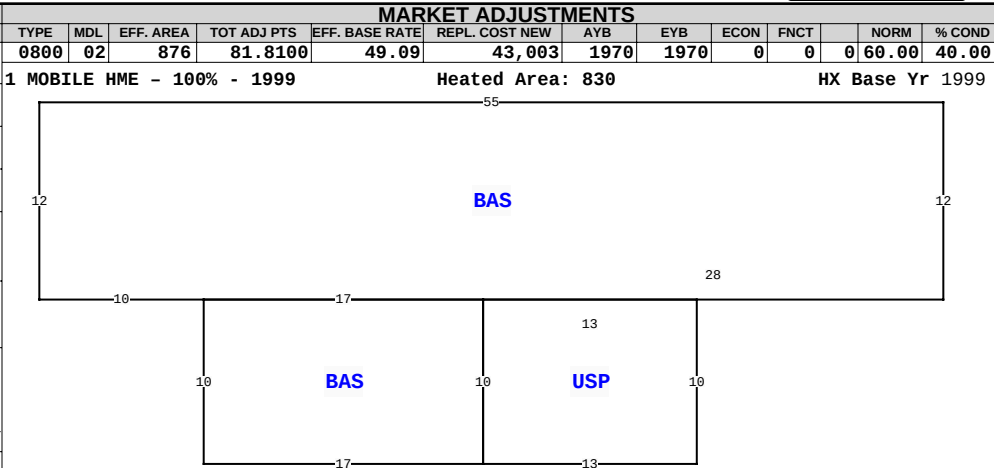
Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	3,338
BAS	660	100		660	12,960
USP	130	35		46	903

TOTALS	960			876	17,201
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0070	CARPORT UF	0 100	12	20	240.00	UT	3.00	3.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
5	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	4.00



881 NE CHESHIRE LN, LAKE CITY	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1993	1993	3	100	720	
100	2011	2011	3	100	200	
100			3	100	7,000	
100	2011	2011	3	100	50	
100	2011	2011	3	100	50	
100	2011	2011	3	100	100	

TOTAL OB/XF									
8,120									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		17,201	
TOTAL MARKET OB/XF VALUE		8,120	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		53,321	
SOH/AGL Deduction		26,920	
ASSESSED VALUE		26,401	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		1,401	
TOTAL JUST VALUE		53,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		47,917	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050084	Roof Replacement	10,425	06/10/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1405/1423	1/16/2020	WD	U	I	11
GRANTOR: MICHELLE ROSS					
GRANTEE: LINDA C ROSS-PEREIR					
0858/0995	5/04/1998	WD	Q	I	03
GRANTOR: MICHELLE ROSS					
GRANTEE: LINDA ROSS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W55 S12 E10 BAS= S10 E17 N10 W17\$ E17 USP= S10 E13N10 W13\$ E28 N12\$.									