COMM AT NW COR OF SE1/4 OF NW1/4
S 450.93 FT TO N R/W OF CHESHIRE
FT, N 79.03 FT FOR POB, N 128 FT

LUCAS TARA NELL
1077 NE CHESHIRE LN
LAKE CITY, FL 32055

2025

04-3S-17-04838-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

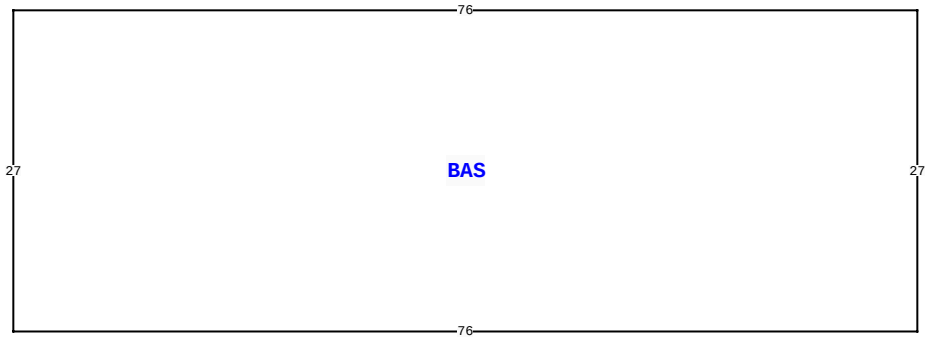
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	124,654
TOTALS	2,052			2,052	124,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	117.5000	110.45	226,643	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 – 100% - 2021 Heated Area: 2052 HX Base Yr 2021



1077 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,654
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		4,845
TOTAL MARKET VALUE		137,699
SOH/AGL Deduction		58,101
ASSESSED VALUE		79,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,876
TOTAL JUST VALUE		137,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40199	M H	0	07/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/2537	6/27/2000	QC	Q	V	01	100

GRANTOR: P LUCAS AS POA

GRANTEE: P LUCAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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			0.00	0.00	0.51	AC		1.00	1.00	1.00	9,500.00	9,500.00	4,845							

REVIEW DATE 08/27/2020 BY JB Total Acres: 0.51 Total Land Value: 4,845 Market: 0 Agricultural: 0 Common: 4,845 PRINTED 05/26/2025 BY SYS