(ADVERSE POSSESSION) 3/2024
COMM NW COR OF NW1/4 OF SE1/4, R
TO S R/W OF CHESHIRE RD FOR POB,

WILKINSON REX ED
294 NE CHESHIRE LANE
LAKE CITY, FL 32055

2026

05-3S-17-04847-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

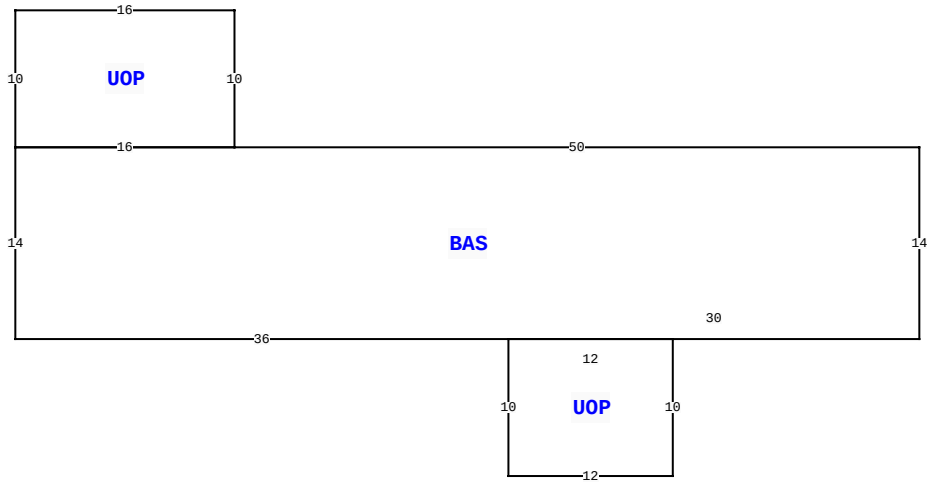
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 5317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,008
UOP	120	25		30	455
UOP	160	25		40	606
TOTALS	1,204			994	15,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	994	63.1720	37.90	37,673	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



294 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,069
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	40,680
TOTAL MARKET VALUE	62,849
SOH/AGL Deduction	10,920
ASSESSED VALUE	51,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,929
TOTAL JUST VALUE	62,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1057/1155	8/26/2005	WD	Q	I		28,000
GRANTOR: FRED A GREEN TRUST						
GRANTEE: REX ED WILKINSON						
0962/1773	7/10/2002	WD	Q	I	01	100
GRANTOR: RAULERSON						
GRANTEE: F GREENE REVOC TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UOP= N10 W16 S10 E16$ W16 S14 E36 UOP= S10 E12 N10 W12$ E30 N14$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0		A-1	0.00	0.00	0.68	AC		1.00	1.00	1.00	6,000.00	6,000.00	4,080							
2	0000	C	VAC RES	0		A-1	0.00	0.00	6.10	AC		1.00	1.00	1.00	6,000.00	6,000.00	36,600							

REVIEW DATE 08/10/2015 BY DF Total Acres: 6.78 Total Land Value: 40,680 Market: 0 Agricultural: 0 Common: 40,680 PRINTED 11/17/2025 BY SYS