COMM NW COR OF NW1/4 OF SE1/4, S
R/W OF CHESHIRE RD, E 151.99 FT
300.01 FT, S 192.74 FT, W 296.86

CARTER ROXANA KAY FAMILY REAL ESTATE TRUST DATED D
350 NE CHESHIRE LN
LAKE CITY, FL 32055

2026

05-3S-17-04847-005

BUILDING CHARACTERISTICS

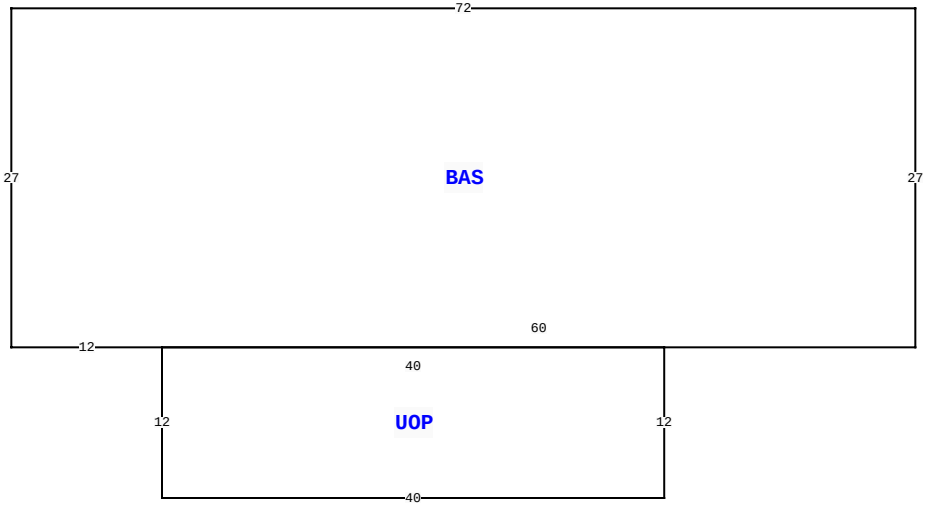
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,944	100		1,944	167,321
UOP	480	25		120	10,328
TOTALS	2,424			2,064	177,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,064	115.9000	108.95	224,873	2001	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 2024 Heated Area: 1944 HX Base Yr



350 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,650
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	11,880
TOTAL MARKET VALUE	198,930
SOH/AGL Deduction	0
ASSESSED VALUE	198,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,930
TOTAL JUST VALUE	198,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052741	Roof Replacement	31,516	03/28/2025
22556	M H	0	12/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/886	7/05/2023	WD	Q	I	01	219,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: CARTER ROXANA KAY F						
1487/171	3/24/2023	WD	Q	I	03	87,500
GRANTOR: REYNOLDS MELINDA BLAI						
GRANTEE: OLISA PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S27 E12 UOP= S12 E40 N12 W40$ E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	1.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,880							

REVIEW DATE 06/10/2025 BY chuck Total Acres: 1.32 Total Land Value: 11,880 Market: 0 Agricultural: 0 Common: 11,880 PRINTED 11/18/2025 BY SYS