

LOT 9 FALLING CREEK FARMS S/D.
BEG SE COR OF NE1/4 OF SE1/4, RU
W 208 FT ALONG S SIDE OF GRADED

ROBERTS VOYD L/ROBERTS JANICE L
774 NE CHESHIRE LN
LAKE CITY, FL 32055

2026

05-3S-17-04850-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03

NEIGHBORHOOD/LOC	5317.0200	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	38,826
FCP	399	25		100	3,762
UEP	551	60		331	12,453
UOP	162	20		32	1,204
UOP	190	20		38	1,429
UOP	240	20		48	1,806
UOP	546	20		109	4,101

TOTALS	3,120			1,690	63,581
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
7	0080	DECKING	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.00

REVIEW DATE	08/10/2015	BY	DF
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,690	51.6780	57.88	97,817	1975	1975	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 1999 Heated Area: 1032 HX Base Yr 1999												
772 NE CHESHIRE LN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/10/2025 MLU												

TOTAL OB/XF												
5,050												

TOTAL OB/XF												
5,050												

Total Acres:	5.00	Total Land Value:	32,500	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,619	
TOTAL MARKET OB/XF VALUE		5,050	
TOTAL LAND VALUE - MARKET		32,500	
TOTAL MARKET VALUE		111,169	
SOH/AGL Deduction		46,167	
ASSESSED VALUE		65,002	
TOTAL EXEMPTION VALUE		36,000	
BASE TAXABLE VALUE		29,002	
TOTAL JUST VALUE		111,169	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0073/1905	1/14/1999	WD	Q	I	01
GRANTOR: JANICE ROBERTS					SALE PRICE
GRANTEE: JANICE & VOYD ROBER					20,000
GRANTOR: PATRICK F & JESSIE M					
GRANTEE: JANICE L ROBERTS					

BUILDING NOTES					

BUILDING DIMENSIONS					
FCP= N19 W21 S19 E21\$ BAS= W21 UEP= N19 W29 S19 E29\$ W19 UOP= W10 S24 E10 N24\$ S24 UOP= W10 S9 E18 N9 W8\$ E8 S9 E8 UOP= E34 N33 UOP= N19 W10 S19 E10\$ W10 S24W24 S9\$ N9 E24 N24 \$.					

OTHER ADJUSTMENTS AND NOTES												

Common:	32,500	PRINTED 11/18/2025 BY SYS
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