LOT 17 BLOCK B DEERHAVEN S/D UNR
COMM SW COR OF SW1/4 OF SE1/4, R
627.43 FT, N 1440 FT FOR POB, CO

CHEAL CORY JAMES
853 SE SULTON LP
LAKE CITY, FL 32025

2026

13-4S-17-08335-041

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06

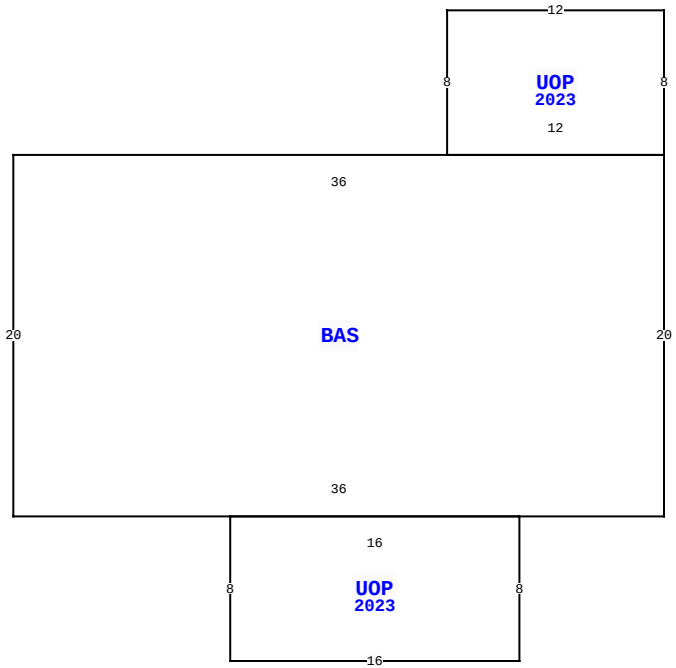
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	13417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	80,971
UOP	96	25	2023	24	2,699
UOP	128	25	2023	32	3,599
TOTALS	944			776	87,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	776	127.6385	126.36	98,055	2019	2019	0	0	0	11.00	89.00

1 MANUF 2 0% - 2023 Heated Area: 720 HX Base Yr



853 SE SULTON LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,269
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	106,769
SOH/AGL Deduction	0
ASSESSED VALUE	106,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,769
TOTAL JUST VALUE	106,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39007	M H	0	12/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1479/2451	11/18/2022	WD	Q	I	01	159,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: CHEAL CORY JAMES						
1473/784	8/12/2022	WD	Q	I	01	122,500
GRANTOR: INSCOE DEANNA						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S20 E36 N20 $
UOP=[YR=2023;ORIG=-24,20] S8 E16 N8 W16 $
UOP=[YR=2023;ORIG=-12,-8] S8 E12 N8 W12 $
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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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		RSF/MH	160.00	284.00	1.00	LT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 09/21/2022 BY ME Total Acres: 1.04 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/19/2025 BY SYS