LOT 1 EAGLES RIDGE PHASE 1.
WD 1035-1205, WD 1053-1285, WD 1

KELLY JOHN DAVID
172 SE CHEDDAR CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-401

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

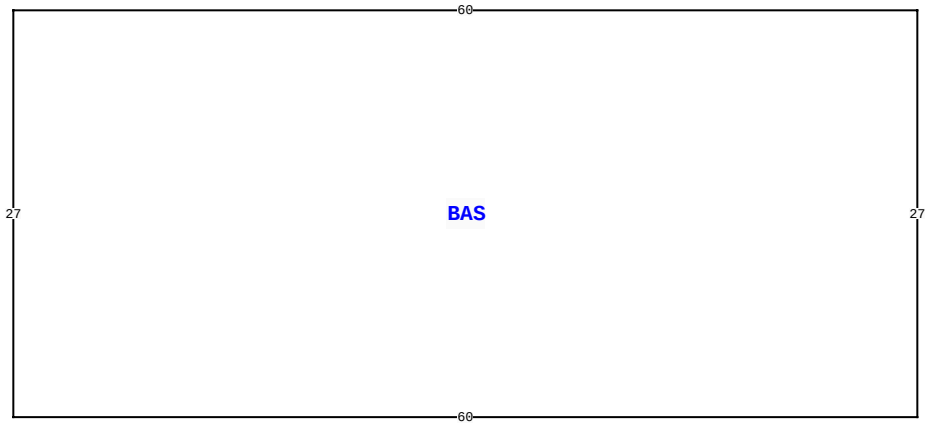
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	164,314
TOTALS	1,620			1,620	164,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	129.6900	128.39	207,992	2005	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2024 Heated Area: 1620 HX Base Yr 2025



172 SE CHEDDAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,314
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		192,314
SOH/AGL Deduction		0
ASSESSED VALUE		192,314
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		136,592
TOTAL JUST VALUE		192,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23576	M H	0	09/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2520	10/05/2023	WD	Q	I	01	235,000
GRANTOR: LITTLE BREANNA M						
GRANTEE: KELLY JOHN DAVID						
1451/1103	10/29/2021	WD	Q	I	01	130,000
GRANTOR: JOHN VICTOR MATTSON L						
GRANTEE: MCFARLAN BREANNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/02/2023 BY ME Total Acres: 1.29 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/07/2025 BY SYS