LOT 5 EAGLES RIDGE S/D PHASE 1.

AFD 1048-2569, QC 1200-2086, WD

TILLMAN RUTH E
288 SE CHEDDAR CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-405

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	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
Quality	05	05

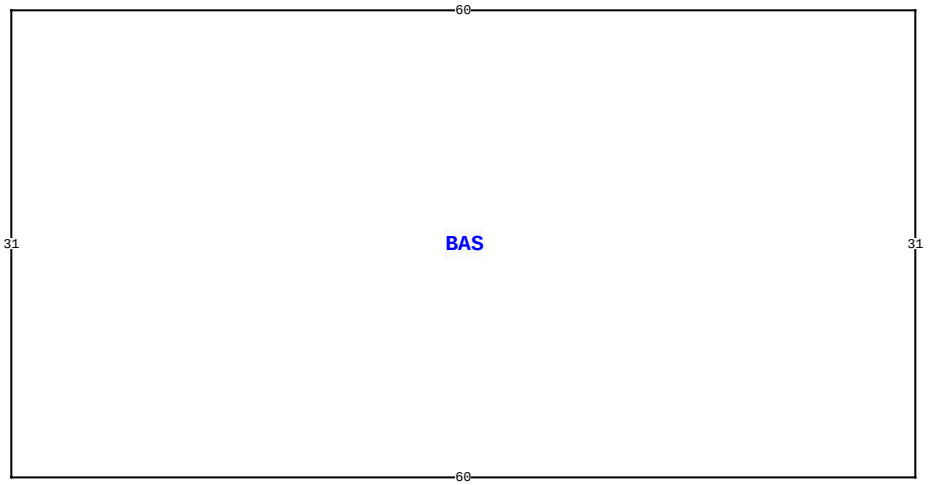
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	135,422
TOTALS	1,860			1,860	135,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.9000	107.07	199,150	2011	2011	0	0	0	32.00	68.00

2 MANUF 1 100% - 2012 Heated Area: 1860 HX Base Yr 2012



288 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		135,422
TOTAL MARKET OB/XF VALUE		4,901
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		162,823
SOH/AGL Deduction		73,016
ASSESSED VALUE		89,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,085
TOTAL JUST VALUE		162,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29391	M H	375	05/11/2011
22504	M H	447	11/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1210/0654	1/31/2011	WD	Q	V	01	19,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: RUTH E TILLMAN						
1200/2086	8/30/2010	QC	U	I	16	100
GRANTOR: MARY STRICKLAND						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

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	100	11	24	264.00	UT	9.00	9.00	80	2011	2011	3	80	1,901	
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 4,901

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 04/19/2017 BY BC Total Acres: 1.29 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/07/2025 BY SYS