LOT 9 EAGLES RIDGE S/D PHASE 1.
WD 1024-840, POA 1143-1399, 1402

MANN LORIE K/MANN JOSHUA K
384 SE CHEDDAR CT
LAKE CITY, FL 32025

**2026**

**15-4S-17-08355-409**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

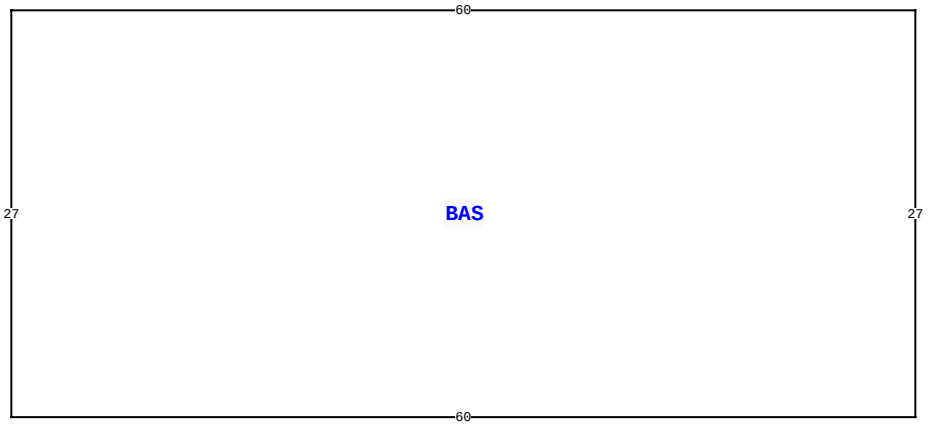
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| 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 | 95,399 |
| TOTALS | 1,620 | | | 1,620 | 95,399 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,620 | 113.9000 | 107.07 | 173,453 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2020 Heated Area: 1620 HX Base Yr 2020




384 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 | | 95,399 |
| TOTAL MARKET OB/XF VALUE | | 3,300 |
| TOTAL LAND VALUE - MARKET | | 24,750 |
| TOTAL MARKET VALUE | | 123,449 |
| SOH/AGL Deduction | | 49,231 |
| ASSESSED VALUE | | 74,218 |
| TOTAL EXEMPTION VALUE | HX HB | 49,218 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 123,449 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 123,449 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22255 | M H | 286 | 08/30/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1381/1287 | 3/29/2019 | WD | U | I | 12 | 60,500 |
| GRANTOR: FRIER FINANCE INC | | | | | | |
| GRANTEE: LORIE K & JOSHUA K | | | | | | |
| 1228/0402 | 1/17/2012 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (REBEC | | | | | | |
| GRANTEE: FRIER FINANCE INC | | | | | | |

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 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 3,300

| 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 | 1.10 | 22,500.00 | 24,750.00 | 24,750 | | | | | | | |

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.67 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 10/08/2025 BY SYS