LOT 11 EAGLES RIDGE S/D PHASE 1.
AFD 1053-895, QC 1123-478, WD 11

JENNINGS CHRISTINE/TURNER DANIEL
371 SE CHEDDAR ST
LAKE CITY, FL 32025

2026

15-4S-17-08355-411

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

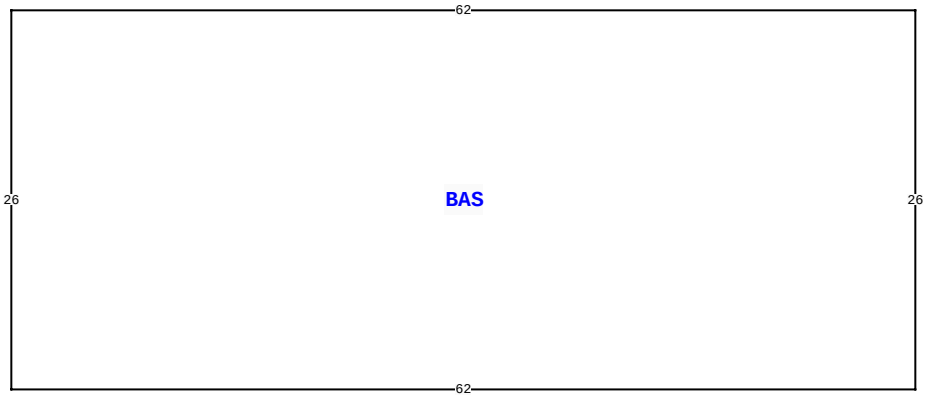
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,612	100		1,612	96,595
TOTALS	1,612			1,612	96,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,612	115.9000	108.95	175,627	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1612 HX Base Yr



371 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	96,595
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	19,125
TOTAL MARKET VALUE	119,720
SOH/AGL Deduction	28,680
ASSESSED VALUE	91,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,040
TOTAL JUST VALUE	119,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28362	M H	560	02/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/495	12/20/2021	QC	U	I	11	100
GRANTOR: JENNINGS CHRISTINE						
GRANTEE: JENNINGS CHRISTINE						
1178/1684	8/07/2009	WD	Q	V	01	17,300
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHRISTINE JENNINGS						

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	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S26 E62 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,000

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-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.00 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 10/08/2025 BY SYS