LOT 16 EAGLES RIDGE S/D PHASE 1.
AFD 1055-452, WD 1139-244, WD 11

MALLICOAT MICHELLE D
2271 TRAILWOOD DR
FLEMING ISLE, FL 32003

2026

15-4S-17-08355-416

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

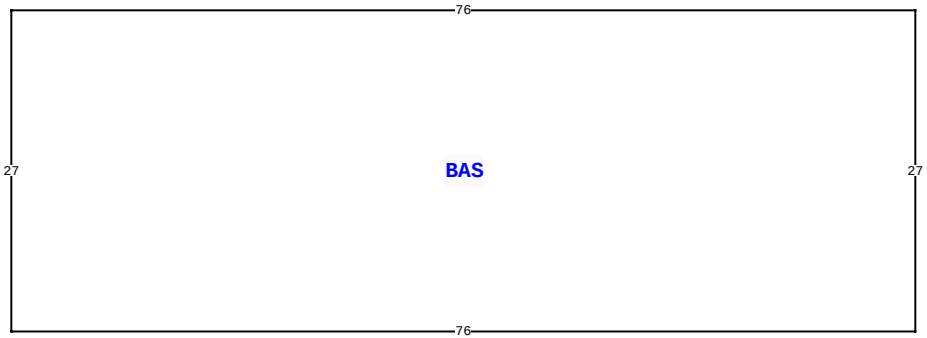
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15417.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	134,022
TOTALS	2,052			2,052	134,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	107.07	219,708	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 2052 HX Base Yr 2010



231 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		134,022
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		161,322
SOH/AGL Deduction		68,714
ASSESSED VALUE		92,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,886
TOTAL JUST VALUE		161,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051923	Roof Replacement	14,911	12/26/2024
27744	M H	514	04/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1139/0244	12/18/2007	WD	Q	V	04	100
GRANTOR: SUBRANDY						
GRANTEE: MAHON & BROWN						
1139/0246	12/17/2007	WD	Q	V		28,000
GRANTOR: BROWN & MAHON						
GRANTEE: MICHELLE D MALLICOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	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 4,800

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 01/29/2025 BY JS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/09/2025 BY SYS