

COMM NE COR, RUN W 1426.38 FT,
S 633.4 FT FOR POB, RUN E
147.40 FT, S 593 FT TO N R/W

CHESHIRE RUSSELL W/CHESHIRE JOYCE T
388 SW BILLOWING GLN
LAKE CITY, FL 32024-8975

2026

25-4S-16-03138-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,656	100
FEP	240	80
FOP	128	30
UCP	420	20
UST	576	45
TOTALS	3,020	2,229
		177,078

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,229	109.1250	122.22	272,428	1973	1973	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0				Heated Area: 1656				HX Base Yr					
The floor plan diagram illustrates the layout of a single-family residence. It includes a large central area labeled 'BAS' (Bathroom) with dimensions 24 by 22. To the left of the 'BAS' is a rectangular area labeled 'UST' (Utility) with dimensions 24 by 24. To the right of the 'BAS' is a rectangular area labeled 'UCP' (Unfinished Crawl Space) with dimensions 21 by 20. Below the 'BAS' is a rectangular area labeled 'FOP' (Front Porch) with dimensions 16 by 16. The overall dimensions of the main structure are 27 by 24. The diagram also shows various other dimensions for smaller sections and setbacks, such as 12, 20, 21, 22, 24, 25, 44, 8, and 16.													
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE				04/10/2025 MLU	

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	100
2	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	1993	1993	100
3	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	100
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	100
5	0260	PAVEMENT-A	0 100	10	300	3,000.00	UT	1.30	1.30	60	2014	2014	60
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	100

TOTAL OB/XF													
6,690													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	100
2	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	1993	1993	100
3	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	100
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	100
5	0260	PAVEMENT-A	0 100	10	300	3,000.00	UT	1.30	1.30	60	2014	2014	60
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	100

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		*RSFMH	0.00	0.00	3.92	AC		1.00	1.00

TOTAL OB/XF													
6,690													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	100
2	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	1993	1993	100
3	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	100
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	100
5	0260	PAVEMENT-A	0 100	10	300	3,000.00	UT	1.30	1.30	60	2014	2014	60
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	100

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,078	
TOTAL MARKET OB/XF VALUE		6,690	
TOTAL LAND VALUE - MARKET		39,200	
TOTAL MARKET VALUE		222,968	
SOH/AGL Deduction		98,266	
ASSESSED VALUE		124,702	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		73,980	
TOTAL JUST VALUE		222,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052946	Roof Replacement	4,630	04/28/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W27 S24 E25 FOP= S8 E16N8 W16\$ E44 N24 UCP= N20 W21 S20 E21\$ W22 FEP= N12 W20 S12E20\$ W20\$ PTR=N30 UST= N24 W24 S24 E24\$ S30\$.							