COMM NE COR, RUN W 1195.38 FT,
S 612.53 FT TO C/L OF A 50 FT
GRD RD, W ALONG C/L 83.60 FT,

CHESHIRE RUSSELL W/CHESHIRE JOYCE T
388 SW BILLOWING GLEN
LAKE CITY, FL 32024

2026

25-4S-16-03145-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,600
TOTAL MARKET VALUE	51,600
SOH/AGL Deduction	6,271
ASSESSED VALUE	45,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,329
TOTAL JUST VALUE	51,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,600

SALE:7:5: OWNS ADJACENT PROP
SALE:3:1: $.60 STAMPS
SALE:2:1: .78 AC WITH WET AREA IN IT
BLDG:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9354	M H	125	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/2160	7/14/2017	WD	U	V	37	49,000
GRANTOR: MARIA K & WALTER L RO						
GRANTEE: RUSSELL W & JOYCE T						
1294/0317	4/08/2015	WD	U	V	11	100
GRANTOR: MARIA ROGERS						
GRANTEE: WALTER L JR & MARIA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSFMH	0.00	0.00	5.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,600							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.16 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 11/20/2025 BY SYS