LOT 12 BLOCK 1 HOLLIDAY HEIGHTS

663-188, 793-830, 922-1565, 937-

CHEATHAM TERESA L
188 NE OSBURN WAY
LAKE CITY, FL 32055

2026

31-3S-17-06113-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

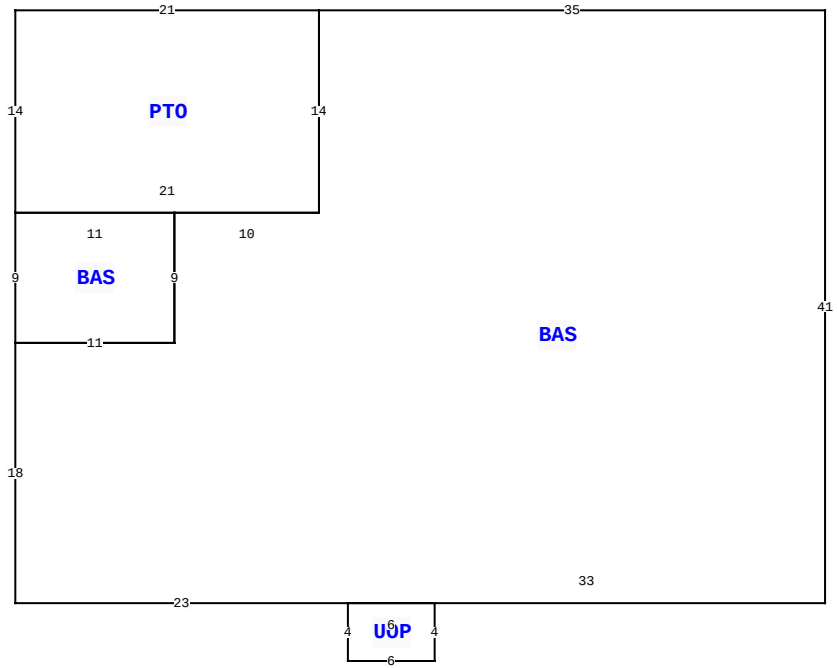
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	8,739
BAS	1,903	100		1,903	167,978
PTO	294	5		15	1,324
UOP	24	20		5	441
TOTALS	2,320			2,022	178,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	121.2500	135.80	274,588	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2002 HX Base Yr



506 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	178,482
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	11,845
TOTAL MARKET VALUE	192,627
SOH/AGL Deduction	0
ASSESSED VALUE	192,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,627
TOTAL JUST VALUE	192,627
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,627

SALE:16:1: INCLUDED 08479-122

SALE:2:1: SEE SALE #1 $27,500 ORB 793-830

SALE:1:1: SEE SALE #2 $27,500 ORB 793-831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
522	MAINT/ALTR	50	11/09/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/1109	5/17/2022	WD	Q	I	01	189,900

GRANTOR: NELSON RACHEL VANN

GRANTEE: CHEATHAM TERESA L

1467/1107	5/17/2022	WD	U	I	11	100

GRANTOR: NELSON ANDREW T

GRANTEE: NELSON RACHEL VANN

BUILDING NOTES

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W35 S14 W10 S9 W11 S18 E23 E33 N41 $
PTO=[ORIG=-35,0] W21 S14 E21 N14 $
BAS=[ORIG=-45,14] W11 S9 E11 N9 $
UOP=[ORIG=-33,41] S4 E6 N4 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	0100	C	SFR	0		*RSF-3	0.00	0.00	12,468.91	SF		1.00	1.00	1.00	0.95	0.95	11,845							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.29 Total Land Value: 11,845 Market: 0 Agricultural: 0 Common: 11,845 PRINTED 11/19/2025 BY SYS