LOT 28 EASTSIDE VILLAGE S/D.
652-703, PB 1234-2666, DC 1240-6

CHESHIRE JEFFREY/GARDNER SONJA
231 PEARL TERR
LAKE CITY, FL 32025

2025

34-3S-17-07018-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

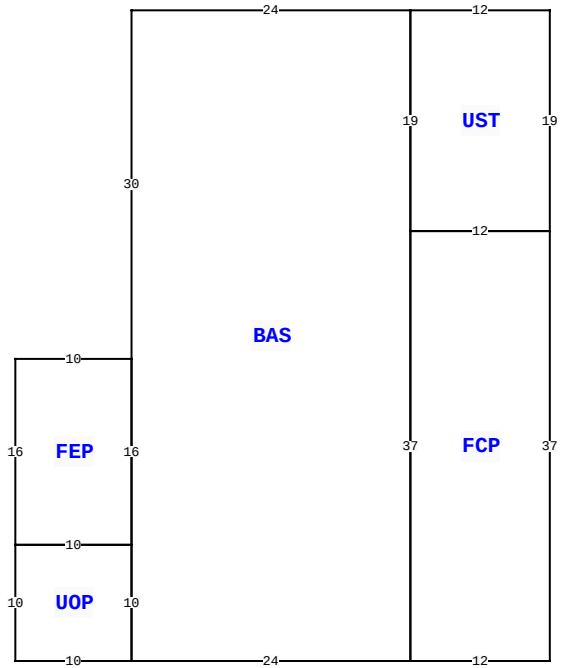
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	01	MINIMUM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	74,799
FCP	444	25		111	6,178
FEP	160	85		136	7,569
UOP	100	25		25	1,392
UST	228	45		103	5,733
TOTALS	2,276			1,719	95,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,719	113.7000	101.19	173,946	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2019 Heated Area: 1344 HX Base Yr 2019



231 SE PEARL TER, 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		95,670
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		122,970
SOH/AGL Deduction		60,005
ASSESSED VALUE		62,965
TOTAL EXEMPTION VALUE	HX HB	37,965
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,124

XFOB:1:1: SUNVIEW MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049823	Roof Replacement	9,686	05/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/1448	5/26/2018	WD	Q	I	01	73,000
GRANTOR: MARGUERITE Y GIRARD						
GRANTEE: JEFFREY CHESHIRE &						
1240/0071	6/29/2012	WD	Q	I	01	34,500
GRANTOR: BENNIE W RANGEO						
GRANTEE: BERTRAND C & MARGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 FEP= W10 S16 E10 N16$ S16 UOP= W10 S10 E10 N10$S10 E24 FCP= E12 N37W12 S37$ N37 UST= E12 N19 W12S19$ N19$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		75	4,500	

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/03/2024 BY JS Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/09/2025 BY SYS