S DIV:LOT 13 BLK A MELTONS S/D.
501-381, WD 1019-1357, WD 1019-1

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

2027

00-00-00-13937-000

BUILDING CHARACTERISTICS

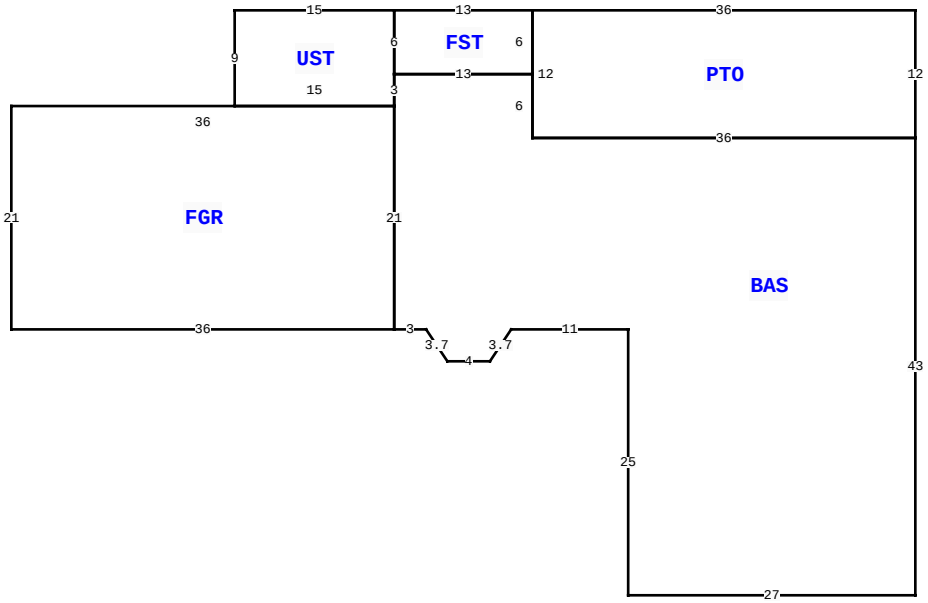
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	132,608
FGR	756	55		416	33,373
FST	78	55		43	3,450
PTO	432	5		22	1,765
UST	135	45		61	4,894
TOTALS	3,054			2,195	176,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	112.2016	123.42	270,907	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1653 HX Base Yr



407 SW THERESA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	176,090
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	5,908
TOTAL MARKET VALUE	183,098
SOH/AGL Deduction	0
ASSESSED VALUE	183,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,098
TOTAL JUST VALUE	183,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2598	3/12/2020	QC	U	I	11	100
GRANTOR: JOEL D CHEATHAM						
GRANTEE: TERESA L CHEATHAM						
1300/0678	8/25/2015	QC	U	I	11	100
GRANTOR: DAN AND DAVID LLC						
GRANTEE: DAVID H & TERESA L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N12 W36 S12 E36$ BAS= W36 N6 FST= N6 W13 S6 E13$ W13 UST= N6 W15 S9 E15 N3$ S3 FGR= W36 S21 E36 N21$ S21 E3 D3 R2 E4 R2 U3 E11 S25 E27 N43$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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-2	0.00	0.00	11,817.00	SF		1.00	1.00	0.50	1.00	0.50	5,908							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.27 Total Land Value: 5,908 Market: 0 Agricultural: 0 Common: 5,908 PRINTED 11/17/2026 BY SYS