BEG INTERS W LINE OF SEC & N R/W
N 264 FT, E 660 FT, S 264 FT, W

ROSS-PEREIRA LINDA C
881 NE CHESIRE LN
LAKE CITY, FL 32055

2027

04-3S-17-04838-004

BUILDING CHARACTERISTICS

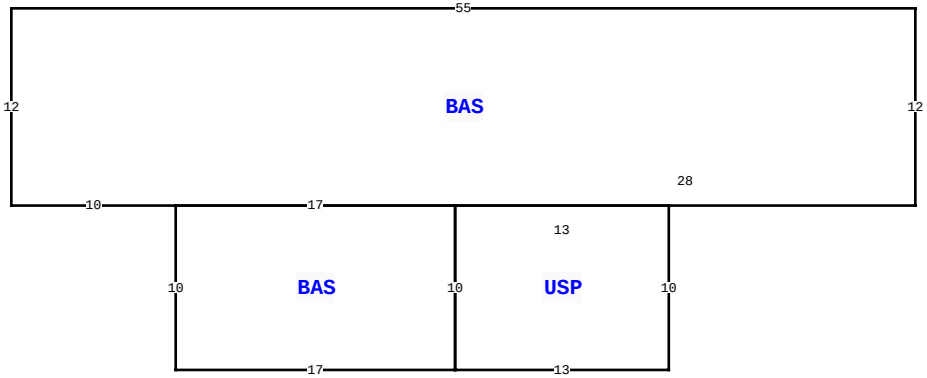
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100		170	3,338
BAS	660	100		660	12,960
USP	130	35		46	903
TOTALS	960			876	17,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	876	81.8100	49.09	43,003	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 830 HX Base Yr 1999



881 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0070	CARPORT UF	0	100	12	20	240.00	UT	3.00	3.00	100	1993	1993	3	100	720	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,201
TOTAL MARKET OB/XF VALUE	8,120
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	61,321
SOH/AGL Deduction	33,394
ASSESSED VALUE	27,927
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	2,927
TOTAL JUST VALUE	61,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050084	Roof Replacement	10,425	06/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1423	1/16/2020	WD	U	I	11	100
GRANTOR: MICHELLE ROSS						
GRANTEE: LINDA C ROSS-PEREIR						
0858/0995	5/04/1998	WD	Q	I	03	0
GRANTOR: MICHELLE ROSS						
GRANTEE: LINDA ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E10 BAS= S10 E17 N10 W17$ E17 USP= S10 E13N10 W13$ E28 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,120

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		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 10/07/2024 BY JS Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS