

COMM AT NW COR OF SE1/4 OF NW1/4
S 450.93 FT TO N R/W OF CHESHIRE
FT, N 79.03 FT FOR POB, N 128 FT

LUCAS TARA NELL
1077 NE CHESHIRE LN
LAKE CITY, FL 32055

2026

04-3S-17-04838-010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
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
BAS	2,052	100	
TOTALS	2,052		124,654

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100% - 2021																				
Heated Area: 2052						HX Base Yr 2021																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,654
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			6,120
TOTAL MARKET VALUE			138,974
SOH/AGL Deduction			57,227
ASSESSED VALUE			81,747
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			30,336
TOTAL JUST VALUE			138,974
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40199	M H	0	07/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/2537	6/27/2000	QC	Q	V	01	100

GRANTOR: P LUCAS AS POA
GRANTEE: P LUCAS

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E76 N27\$.	

EXTRA FEATURES																	
L N	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	100	0	0		1.00	UT 1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	0.51	AC		1.00	1.00	1.00	12,000.00	12,000.00	6,120							