

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 Floor	08	SHT VINYL	50
Interior Floor	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

BAS

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			4,845
TOTAL MARKET VALUE			137,699
SOH/AGL Deduction			55,952
ASSESSED VALUE			81,747
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			30,336
TOTAL JUST VALUE			137,699
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

EXTRA FEATURES		1077 NE CHESHIRE LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	9945	Well/Sept	7,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S27 E76 N27\$.	

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	DPH 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	9,500.00	9,500.00	4,845							