THE W 390.68 FT OF FOLLOWING: C
SE1/4 OF NW1/4, RUN S 851 FT FOR
827.23 FT TO W R/W DOUBLE RUN RD

LUCAS PATRICIA ANNE
1079 NE CHESHIRE LN
LAKE CITY, FL 32055

2027

04-3S-17-04838-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

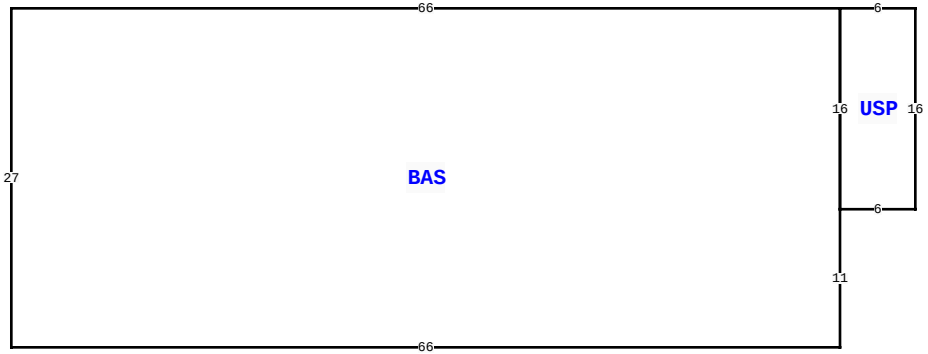
NEIGHBORHOOD/LOC 4317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	107,468
USP	96	35		34	2,050
TOTALS	1,878			1,816	109,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,816	117.9000	109.65	199,124	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1782 HX Base Yr 2009



1079 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,518
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		35,300
TOTAL MARKET VALUE		153,518
SOH/AGL Deduction		90,469
ASSESSED VALUE		63,049
TOTAL EXEMPTION VALUE	HX HB	38,049
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25434	M H	498	12/21/2006

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= W66 S27 E66 N11 USP= E6 N16 W6 S16$ N16$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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			0.00	0.00	3.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,300							

REVIEW DATE 08/06/2015 BY DF Total Acres: 3.53 Total Land Value: 35,300 Market: 0 Agricultural: 0 Common: 35,300 PRINTED 11/17/2026 BY SYS