

COMM AT SW COR OF SE1/4 OF SE 1/
N 715.08 FT FOR POB CONT N 253.7
E 700 FT, S 368.29 FT, N 81 DG W

CHESSER JOSHUA/CHESSER MANDI
2231 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643-1227

2026

04-7S-17-09891-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		62,681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2014		Heated Area: 1800					HX Base Yr	2014

60

30

BAS

60

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	62,681		
TOTAL MARKET OB/XF VALUE	7,100		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	134,781		
SOH/AGL Deduction	53,780		
ASSESSED VALUE	81,001		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	29,590		
TOTAL JUST VALUE	134,781		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	123,468		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055507	Roof Replacement	12,000	04/16/2026
000055337	Electrical Servic		03/25/2026
24037	M H	439	01/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/0431	5/24/2013	WD U		I	11	100
GRANTOR: TAMMY SEALEY/NKA TAMM						
GRANTEE: JOSHUA & MANDI CHES						
1255/1142	5/24/2013	WD U		I	38	61,000
GRANTOR: TAMMY R SEALEY/NKA TA						
GRANTEE: JOSHUA & MANDI CHES						

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	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS																
TOTAL OB/XF 7,100																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S30 E60 N30\$.	

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							