

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		65,811

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				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,811
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			137,911
SOH/AGL Deduction			56,910
ASSESSED VALUE			81,001
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			29,590
TOTAL JUST VALUE			137,911
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
1	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2013
2	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100	2013

TOTAL OB/XF												7,100			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/06/2026	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W60 S30 E60 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,100			
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										