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

2027

04-7S-17-09891-005

BUILDING CHARACTERISTICS

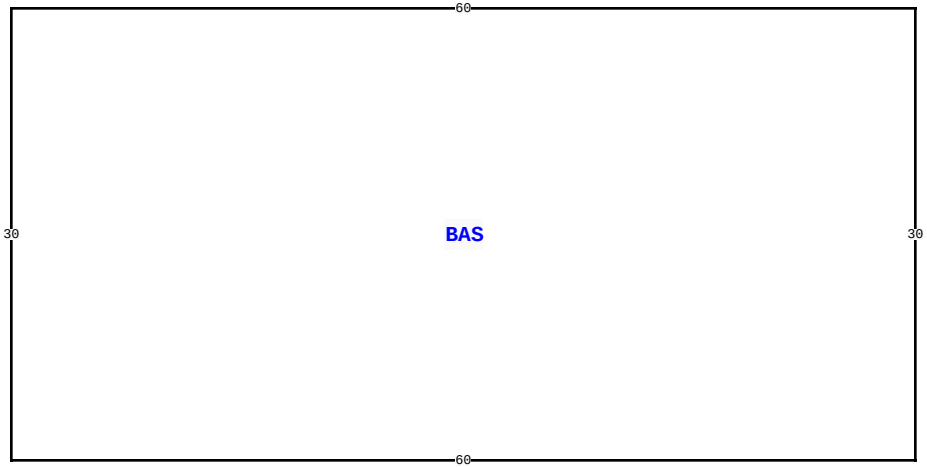
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	62,681
TOTALS	1,800			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
0800	02	1,800	113.8000	68.28	122,904	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2014 Heated Area: 1800 HX Base Yr 2014



2231 SW OLD LAKE CITY TER, HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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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		51,350
ASSESSED VALUE		83,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,020
TOTAL JUST VALUE		134,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,781

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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

REVIEW DATE 11/07/2017 BY BC Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS