BEG 2451 FT E OF SW COR OF SE1/4
RUN N 210 FT, E 210 FT, S 210 FT
TO POB.

WRIGHT DEBORAH A/BRADLEY HEATHER L
523 NE CHESHIRE LN
LAKE CITY, FL 32055

2027

05-3S-17-04840-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

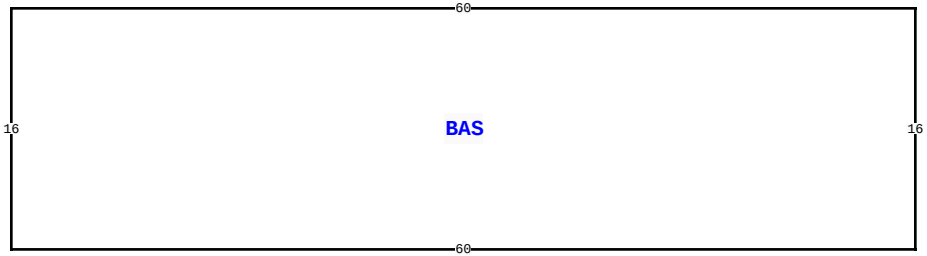
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	25,551
TOTALS	960			960	25,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	110.9000	66.54	63,878	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 960 HX Base Yr 2024



523 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0294	SHED WOOD/	0	100	7	9	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,551
TOTAL MARKET OB/XF VALUE		11,750
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		49,301
SOH/AGL Deduction		7,253
ASSESSED VALUE		42,048
TOTAL EXEMPTION VALUE	HX HB SX	42,048
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042133	Electrical Servic	0	06/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/149	4/24/2025	QC	U	I	11	100
GRANTOR: WRIGHT DEBORAH A						
GRANTEE: WRIGHT DEBORAH A						
1187/2402	1/13/2010	WD	U	V	11	100
GRANTOR: ALBERT W STEPHENS						
GRANTEE: ZELL RUSSELL STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

LAND DESCRIPTION

TOTAL OB/XF 11,750

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 07/06/2021 BY JB Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS