

(ADVERSE POSSESSION CLAIMANT 202  
 COMM NW COR OF NW1/4 OF SE1/4, R  
 TO S R/W OF CHESHIRE RD FOR POB,

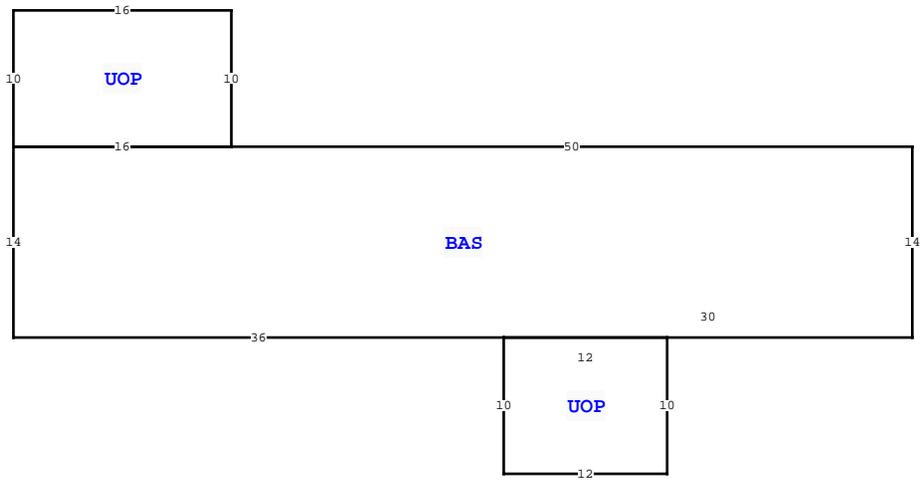
WILKINSON REX ED  
 294 NE CHESHIRE LANE  
 LAKE CITY, FL 32055

**2026**

05-3S-17-04847-002  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	2 100				
1.	1. 100				
01	CONV 100				
	0 100				
01	01 100				
01	01 100				
02	02				
0200	MOBILE HOME				
			03		
5317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,710
UOP	120	25		30	478
UOP	160	25		40	637
TOTALS	1,204			994	15,824

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	994	63.1720	39.80	39,561	1990	1990	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			15,824
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			54,240
TOTAL MARKET VALUE			77,164
SOH/AGL Deduction			25,235
ASSESSED VALUE			51,929
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			51,929
TOTAL JUST VALUE			77,164
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1057/1155	8/26/2005	WD	Q	I		28,000	
GRANTOR: FRED A GREEN TRUST							
GRANTEE: REX ED WILKINSON							
0962/1773	7/10/2002	WD	Q	I	01	100	
GRANTOR: RAULERSON							
GRANTEE: F GREENE REVOC TRUS							

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	0070	CARPOT UF	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W50 UOP= N10 W16 S10 E16\$ W16 S14 E36 UOP= S10 E12 N10 W12\$ E30 N14\$.	

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	0		A-1	0.00	0.00	0.68	AC		1.00	1.00	1.00	8,000.00	8,000.00	5,440							
2	0000	C	VAC RES	0		A-1	0.00	0.00	6.10	AC		1.00	1.00	1.00	8,000.00	8,000.00	48,800							