

COMM NW COR OF NW1/4 OF SE1/4, S  
R/W OF CHESHIRE RD, E 151.99 FT  
300.01 FT, S 192.74 FT, W 296.86

CARTER ROXANA KAY FAMILY REAL ESTATE TRUST DATED D  
350 NE CHESHIRE LN  
LAKE CITY, FL 32055

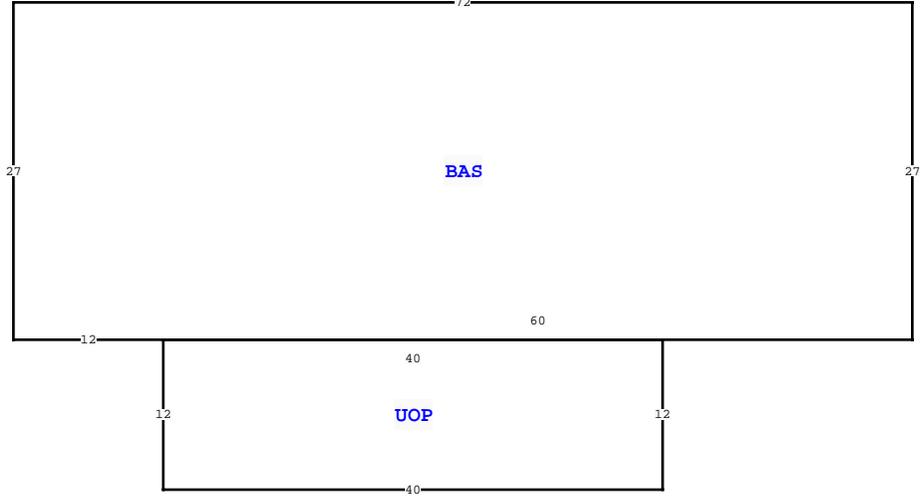
2026

05-3S-17-04847-005



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,064	115.9000	111.26	229,641	2001	2015	0	0	21.00	79.00		
1 MANUF 1 0% - 2024 Heated Area: 1944 HX Base Yr													



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	1,944	100		1,944	170,868
UOP	480	25		120	10,547
TOTALS	2,424			2,064	181,416

350 NE CHESHIRE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	181,416			
TOTAL MARKET OB/XF VALUE	9,400			
TOTAL LAND VALUE - MARKET	15,840			
TOTAL MARKET VALUE	206,656			
SOH/AGL Deduction	0			
ASSESSED VALUE	206,656			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	206,656			
TOTAL JUST VALUE	206,656			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	205,676			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052741	Roof Replacement	31,516	03/28/2025
22556	M H	0	12/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/886	7/05/2023	WD	Q	I	01	219,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: CARTER ROXANA KAY F						
1487/171	3/24/2023	WD	Q	I	03	87,500
GRANTOR: REYNOLDS MELINDA BLAI						
GRANTEE: OLISA PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W72 S27 E12 UOP= S12 E40 N12 W40\$ E60 N27\$.

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	1.32	AC		1.00	1.00	1.00	12,000.00	12,000.00	15,840							