

COMM NW COR OF NW1/4 OF SE1/4, S
R/W OF NE CHESHIRE LN, E 452 FT
210 FT, S 420 FT, W 210 FT, N 42

RAULERSON COLETON DEWADE/RAULERSON MEGAN DALEANN
394 NE CHESHIRE LN
LAKE CITY, FL 32055

2026

05-3S-17-04847-007
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			03		
		5317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	162,415
TOTALS	1,512			1,512	162,415

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF 2	100% - 2025			165,730	2024	2024	0	0	2.00	98.00													
			Heated Area: 1512			HX Base Yr 2025																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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				05/08/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		162,415	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		24,240	
TOTAL MARKET VALUE		193,655	
SOH/AGL Deduction		0	
ASSESSED VALUE		193,655	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		142,244	
TOTAL JUST VALUE		193,655	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,944	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050265	Mobile Home		07/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2565	12/01/2023	WD	U	V	11	100
GRANTOR: RAULERSON COLETON AKA						
GRANTEE: RAULERSON COLETON D						
1507/2558	11/16/2023	WD	U	V	11	100
GRANTOR: CROCKETT BLANCHE J						
GRANTEE: RAULERSON COLETON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=17,18] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2025	2024		100	7,000	

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	0000	C	VAC RES	100					2.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,240							