

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 3

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|--------------|--------------|----------------------|
| Exterior Wall | 31 | VINYL | SID | 100 | |
| Exterior Wall | 00 | N/A | | 0 | |
| Roof Structure | 03 | GABLE/HIP | | 100 | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | | 100 | |
| Interior Floor | 08 | SHT | VINYL | 100 | |
| Interior Floor | 00 | N/A | | 0 | |
| Air Condition | 03 | CENTRAL | | 100 | |
| Heating Type | 04 | AIR DUCTED | | 100 | |
| Bedrooms | | 3 | | 100 | |
| Bathrooms | | 2 | | 100 | |
| Frame | 01 | NONE | | 100 | |
| Stories | 1. | 1. | | 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 | | 03 | |
| NEIGHBORHOOD/LOC | 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 | 169,114 |
| TOTALS | 1,512 | | | 1,512 | 169,114 |

| 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 | | 114.13 | 172,565 | 2024 | 2024 | 0 | 0 | 2.00 | 98.00 |
| | | | | Heated Area: 1512 | | | HX Base Yr | 2025 | | | | |

BAS
2025

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 169,114 |
| TOTAL MARKET OB/XF VALUE | | | 7,000 |
| TOTAL LAND VALUE - MARKET | | | 24,240 |
| TOTAL MARKET VALUE | | | 200,354 |
| SOH/AGL Deduction | | | 4,255 |
| ASSESSED VALUE | | | 196,099 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 144,688 |
| TOTAL JUST VALUE | | | 200,354 |
| 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 | | | | | | |

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

| 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 | | | | | | | |