LOT 9 FALLING CREEK FARMS S/D.
BEG SE COR OF NE1/4 OF SE1/4, RU
W 208 FT ALONG S SIDE OF GRADED

ROBERTS VOYD L/ROBERTS JANICE L
774 NE CHESHIRE LN
LAKE CITY, FL 32055

2027

05-3S-17-04850-000

BUILDING CHARACTERISTICS

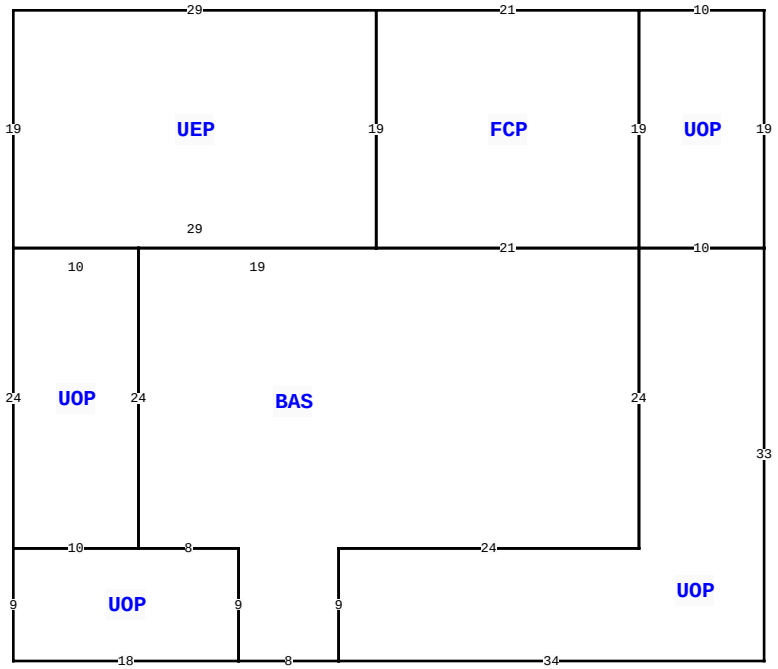
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	38,135
FCP	399	25		100	3,695
UEP	551	60		331	12,231
UOP	162	20		32	1,182
UOP	190	20		38	1,404
UOP	240	20		48	1,774
UOP	546	20		109	4,028
TOTALS	3,120			1,690	62,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	51.6780	56.85	96,076	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1032 HX Base Yr 1999



772 NE CHESHIRE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,487
TOTAL MARKET OB/XF VALUE	5,050
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	117,537
SOH/AGL Deduction	50,123
ASSESSED VALUE	67,414
TOTAL EXEMPTION VALUE	HX HB VX 37,512
BASE TAXABLE VALUE	29,902
TOTAL JUST VALUE	117,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0073/1905	1/14/1999	WD	Q	I	01	20,000
GRANTOR: JANICE ROBERTS						
GRANTEE: JANICE & VOYD ROBER						
0833/0057	1/02/1997	WD	Q	I		50,000
GRANTOR: PATRICK F & JESSIE M						
GRANTEE: JANICE L ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N19 W21 S19 E21$ BAS= W21 UEP= N19 W29 S19 E29$ W19 UOP= W10 S24 E10 N24$ S24 UOP= W10 S9 E18 N9 W8$ E8 S9 E8 UOP= E34 N33 UOP= N19 W10 S19 E10$ W10 S24W24 S9$ N9 E24 N24 $.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,050

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE 08/10/2015 BY DF Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS

LOT 9 FALLING CREEK FARMS S/D.
BEG SE COR OF NE1/4 OF SE1/4, RU
W 208 FT ALONG S SIDE OF GRADED

ROBERTS VOYD L/ROBERTS JANICE L
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BUILDING CHARACTERISTICS

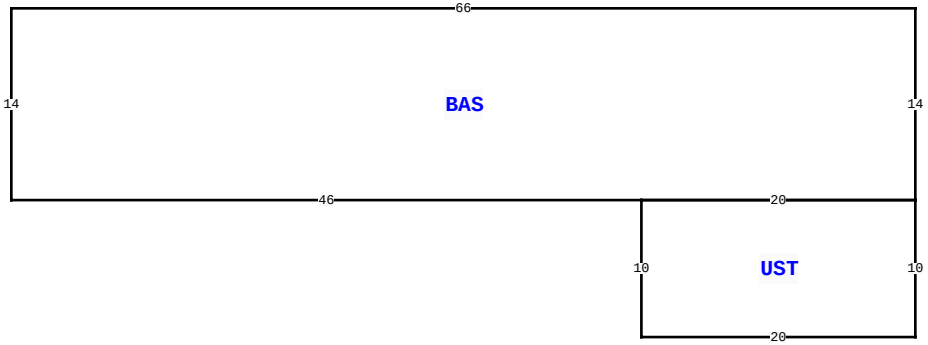
ELEMENT	CD	CONSTRUCTION
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Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	9,148
UST	200	45		90	891
TOTALS	1,124			1,014	10,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,014	41.2500	24.75	25,096	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 1999 Heated Area: 924 HX Base Yr 1999



772 NE CHESHIRE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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GRANTOR: PATRICK F & JESSIE M						
GRANTEE: JANICE L ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E46 UST= S10 E20 N10 W20$ E20 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/10/2015 BY DF Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS