

COMM NE COR OF LOT 1 WOODHAVEN S  
PT BEING ON W R/W OF C-133 FOR P  
190.82 FT, N 208.81 FT, W 208.83

SIMPSON TIFFANY CHESHIRE  
2352 SE COUNTRY CLUB RD  
LAKE CITY, FL 32025

2026

09-4S-17-08301-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		89,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2016		161,890	2006	2006	0	0	45.00	55.00
				Heated Area: 1512			HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			89,040
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			17,710
TOTAL MARKET VALUE			115,150
SOH/AGL Deduction			43,214
ASSESSED VALUE			71,936
TOTAL EXEMPTION VALUE	HX HB		46,936
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			115,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,150
BLDG:1:3: 11/15 MLS 90232 3 BED 2 BATH 143 DOM			
SALE:2:1: FATHER TO DAUGHTER \$.70 STAMPS			
SALE:1:1: DGHT TO PARENTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27768	M H	564	04/23/2009
9640	PUMP/UTPOL	30	04/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/2361	9/25/2015	WD Q	I	01		67,000
GRANTOR: CHARLES E & DONNA A R						
GRANTEE: TIFFANY CHESHIRE SI						
1301/2359	8/17/2015	WD U	I	11		100
GRANTOR: FREDERICK J HILL (UNR						
GRANTEE: CHARLES REGAR (CLEA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	2012
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2012
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100	

TOTAL OB/XF												8,400			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												8,400			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	11,500.00	11,500.00	17,710										