

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  
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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
20201	02	1,512	113.9000	107.07	161,890	2006	2006	0	0	45.00	55.00
1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,512	100		1,512	89,040						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	UT	0.00	0.00	100	2012
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2012
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2352 SE COUNTRY CLUB RD, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
8,400											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27S.											

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	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							