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

2027

09-4S-17-08301-015

BUILDING CHARACTERISTICS

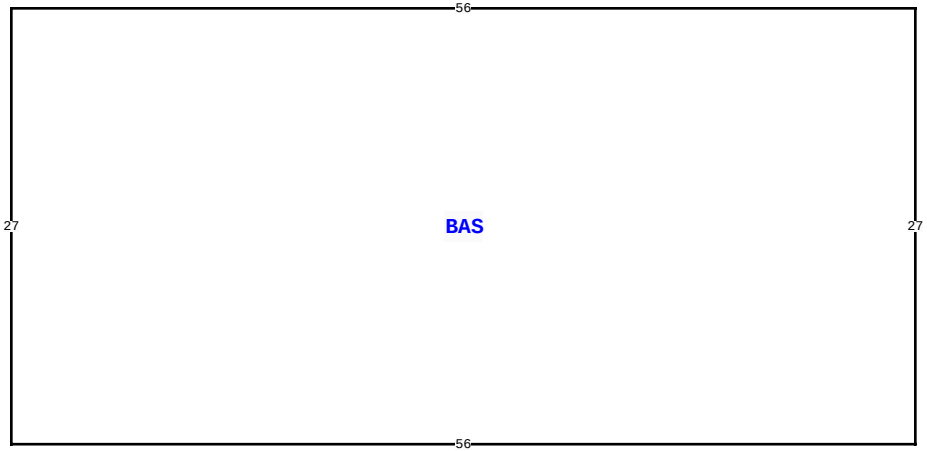
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
TOTALS	1,512			1,512	88,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	105.93	160,166	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



2352 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
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
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		88,091
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		17,710
TOTAL MARKET VALUE		114,201
SOH/AGL Deduction		40,107
ASSESSED VALUE		74,094
TOTAL EXEMPTION VALUE	HX HB	49,094
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,201
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	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							

REVIEW DATE 04/11/2017 BY BC Total Acres: 1.54 Total Land Value: 17,710 Market: 0 Agricultural: 0 Common: 17,710 PRINTED 11/17/2026 BY SYS