LOT 34 HIDDEN ACRES S/D BLOCK A

996-1378, PB 04-230CP, 1027-382,

MALLARD TIFFANY RYAN
138 SE CHEDDAR CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-334

BUILDING CHARACTERISTICS

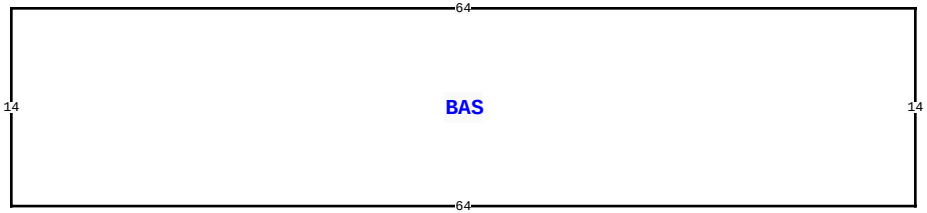
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 06
NEIGHBORHOOD/LOC	15417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	51,744
TOTALS	896			896	51,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	896	112.9000	105.00	94,080	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 896 HX Base Yr 2015



138 SE CHEDDAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,744
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	73,644
SOH/AGL Deduction	29,502
ASSESSED VALUE	44,142
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	19,142
TOTAL JUST VALUE	73,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,201

LAND:1:1: TRIANGULAR SHAPED LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21217	M H	125	10/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0371	12/31/2014	WD	Q	I	01	30,000
GRANTOR: PAUL A & SARAH A LIPP						
GRANTEE: TIFFANY RYAN MALLAR						
1271/2446	3/26/2014	WD	U	I	12	38,000
GRANTOR: KATHLEEN & JERRY GODW						
GRANTEE: PAUL A & SARAH A LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 N14$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.20 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS