LOT 3 EAGLES RIDGE S/D PHASE 1.
WD 1022-1495, DC 1028-388, QC 13

WILLIAMS CHARLES L
230 SE CHEDDAR CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-403

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

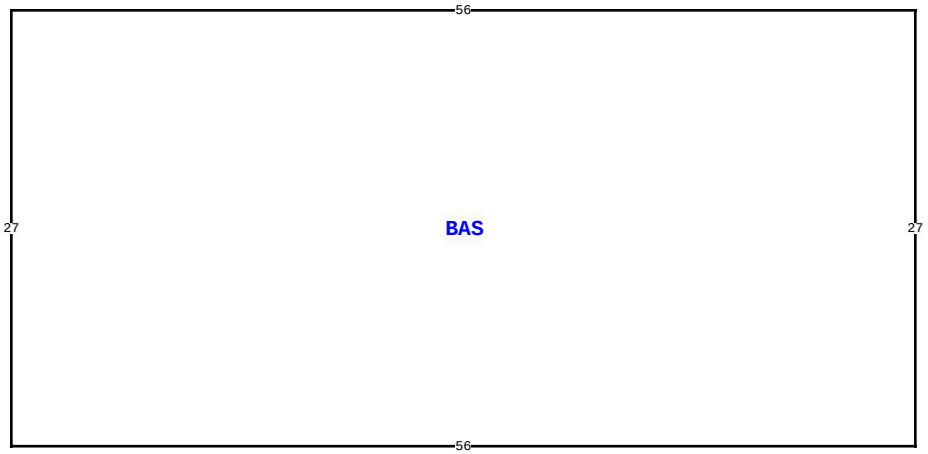
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,603
TOTALS	1,512			1,512	90,603

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	115.9000	108.95	164,732	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1512 HX Base Yr 2005



230 SE CHEDDAR CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		90,603
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		117,103
SOH/AGL Deduction		51,890
ASSESSED VALUE		65,213
TOTAL EXEMPTION VALUE	HX HB WR	45,213
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		117,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052216	Roof Replacement	8,800	01/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1978	5/25/2019	QC	U	I	11	100
GRANTOR: C WILLIAMS SURVIVING						
GRANTEE: CHARLES L WILLIAMS						
1022/1495	7/29/2004	WD	Q	V		18,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES L & PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 1.29 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/24/2026 BY SYS