LOT 8 EAGLES RIDGE S/D PHASE 1.
AG 1027-2966, WD 1032-2418, DC 1

FESTA GERALD
370 SE CHEDDAR CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-408

BUILDING CHARACTERISTICS

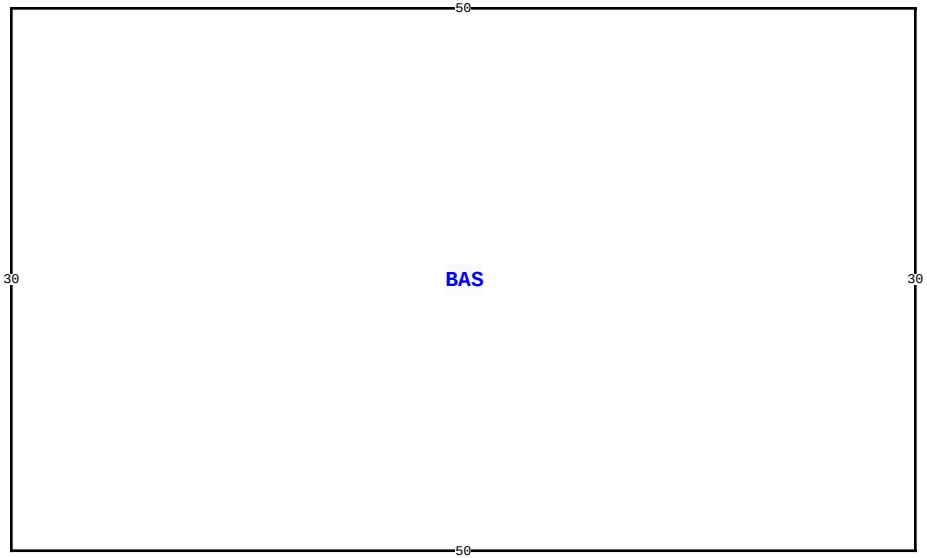
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,500	100		1,500	87,392
TOTALS	1,500			1,500	87,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,500	113.9000	105.93	158,895	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1500 HX Base Yr 2005



370 SE CHEDDAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2004	2004	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,392
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		110,292
SOH/AGL Deduction		45,228
ASSESSED VALUE		65,064
TOTAL EXEMPTION VALUE	HX HB	40,064
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22413	M H	465	10/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/2418	11/10/2004	WD	Q	V	04	8,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: GERALD FESTA & REAT						
1027/2966	6/09/2004	AG	Q	V	01	17,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: GERALD FESTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 E50 N30$.

LAND DESCRIPTION

TOTAL OB/XF 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		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 04/19/2017 BY BC Total Acres: 1.31 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS