

LOT 13 EAGLES RIDGE S/D PHASE 1.
AFD 1056-1585, WD 1132-498, WD 1

BANKS GWENDOLEN D
P O BOX 694
LAKE CITY, FL 32056-0694

2026

15-4S-17-08355-413
COLUMBIA COUNTY PROPERTY

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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	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
BAS	2,280	100	
TOTALS	2,280		2,280
			134,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2008		244,120	2008	2007	0	0	45.00	55.00
Heated Area: 2280						HX Base Yr 2008					
317 SE CHEDDAR CT, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/21/2023	MLU							
INC DATE		AG DATE									

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			134,266
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			164,366
SOH/AGL Deduction			67,723
ASSESSED VALUE			96,643
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			45,232
TOTAL JUST VALUE			164,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052204	Roof Replacement	11,751	01/30/2025
26300	M H	553	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/0499	9/20/2007	WD Q	V			25,000
GRANTOR: BEVERLY MAHON & SHARO						
GRANTEE: GWENDOLEN D BANKS						
1132/0498	9/20/2007	WD Q	V	04		100
GRANTOR: SUBRANDY						
GRANTEE: BEVERLY MAHON & SHA						

EXTRA FEATURES																
L N	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	0	0			1.00	UT	0.00				200	
2	0070	CARPORT UF	0	100	0	0			1.00	UT	0.00				300	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
4	0081	DECKING WI	0	100	0	0			1.00	UT	0.00				100	
TOTALS												7,600				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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	DPH 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							