LOT 16 EAGLES RIDGE S/D PHASE 1.
AFD 1055-452, WD 1139-244, WD 11

HILL TONYA S
231 SE CHEDDAR CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-416

BUILDING CHARACTERISTICS

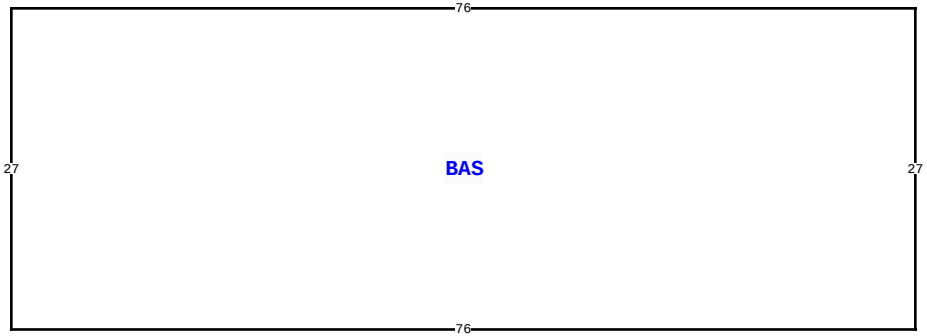
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	133,283
TOTALS	2,052			2,052	133,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	114.5000	106.48	218,497	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr



231 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,283
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	160,583
SOH/AGL Deduction	0
ASSESSED VALUE	160,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,583
TOTAL JUST VALUE	160,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051923	Roof Replacement	14,911	12/26/2024
27744	M H	514	04/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1565/437	4/03/2026	WD	Q	I	01	215,000
GRANTOR: MALLICOAT MICHELLE D						
GRANTEE: HILL TONYA S						
1139/0244	12/18/2007	WD	Q	V	04	100
GRANTOR: SUBRANDY						
GRANTEE: MAHON & BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	0		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 10/05/2026 BY TP Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS