LOT 18 EAGLES RIDGE S/D PHASE 1.
WD 1025-299, WD 1050-726, WD 107

DELBENE DONNA M/EGAN LISA
173 SE CHEDDAR CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-418

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

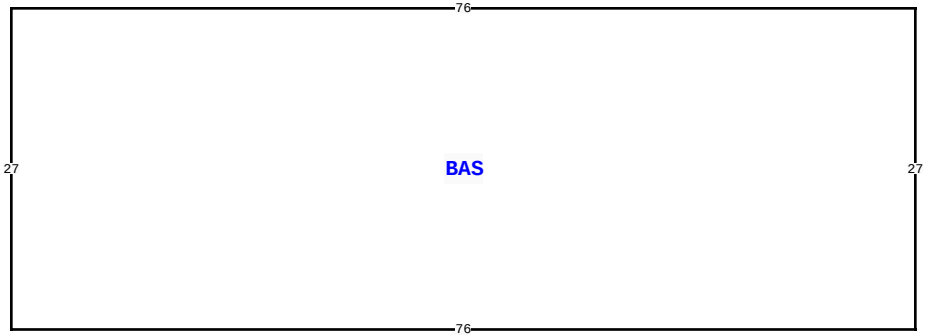
NEIGHBORHOOD/LOC 15417.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	121,652
TOTALS	2,052			2,052	121,652

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	115.9000	107.79	221,185	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 2052 HX Base Yr 2010



173 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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,652
TOTAL MARKET OB/XF VALUE		6,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		150,252
SOH/AGL Deduction		62,103
ASSESSED VALUE		88,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,738
TOTAL JUST VALUE		150,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054669	Roof Replacement	12,000	12/12/2025
24084	M H	438	01/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/2387	3/24/2016	WD	U	I	11	100
GRANTOR: DONNA M DELBENE & LIS						
GRANTEE: DONNA M DELBENE & L						
1238/1261	7/18/2012	QC	U	I	11	100
GRANTOR: RICHARD & ELLEN ENGEL						
GRANTEE: DONNA DELBENE & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,100

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