LOT 3 EAGLES RIDGE S/D PHASE 2.
WD 1024-1390, WD 1367-541, LE 13

CSTC, LLC
188 NE OSBURN WAY
LAKE CITY, FL 32055-1423

2027

15-4S-17-08355-503

BUILDING CHARACTERISTICS

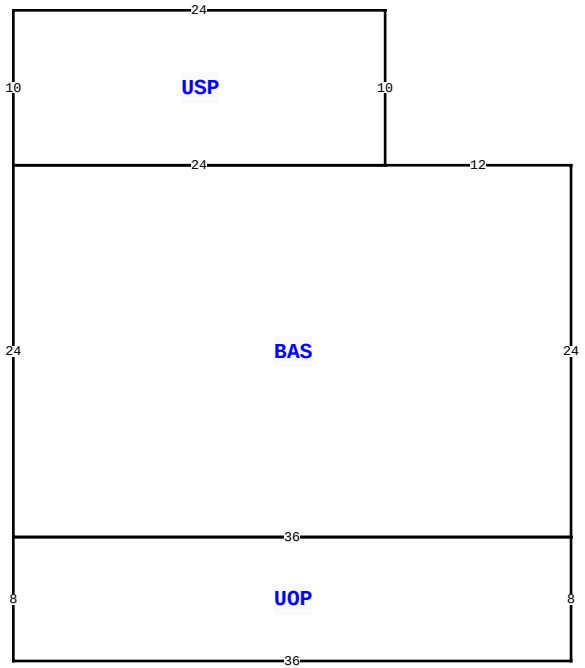
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	864	100		864	51,750
UOP	288	25		72	4,313
USP	240	35		84	5,031
TOTALS	1,392			1,020	61,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,020	117.1000	108.90	111,078	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 864 HX Base Yr



179 SE VALERIE 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	61,093
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	88,593
SOH/AGL Deduction	0
ASSESSED VALUE	88,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,593
TOTAL JUST VALUE	88,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37299	MAINT/ALTR	75	10/08/2018
22618	M H	429	12/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2229	5/13/2026	WD	U	I	11	100
GRANTOR: FRAZE RICHARD R						
GRANTEE: CSTC, LLC						
1375/0518	12/27/2018	LE	U	I	14	100
GRANTOR: RICHARD R SR & EARLEN						
GRANTEE: TERESA L CHEATHAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 USP= N10 W24 S10 E24$ W24 S24 UOP= S8 E36 N8 W36$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	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 11/28/2018 BY DF Total Acres: 1.12 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS