S1/2 OF W1/2 OF W1/2 OF SE1/4
OF SE1/4 LYING S OF SAL RR, EX
THE S 2.74 AC & EX THE N 105 FT.

CHESHIRE RAY
C/O SHIRLEY ANN CHESHIRE, 285 NW SATURN LN
LAKE CITY, FL 32055

2026

21-3S-16-02231-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

285 NW SATURN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	32,580
TOTAL MARKET VALUE	45,080
SOH/AGL Deduction	2,210
ASSESSED VALUE	42,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,870
TOTAL JUST VALUE	45,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,822

SALE:1:1: PROBATE FILE 91-379-CP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35474	M H	375	06/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0756/0316	12/10/1991	PR	U	V	11	0

GRANTOR: VIOLA JERKINS EST
GRANTEE: RAY CHESHIRE

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.81	AC		1.00	1.00	0.90	20,000.00	18,000.00	32,580							

REVIEW DATE 02/08/2023 BY KS Total Acres: 1.81 Total Land Value: 32,580 Market: 0 Agricultural: 0 Common: 32,580 PRINTED 06/08/2026 BY SYS