COMM NE COR, RUN W 1426.38 FT, S 633.4 FT FOR POB, RUN E 147.40 FT, S 593 FT TO N R/W

CHESHIRE RUSSELL W/CHESHIRE JOYCE T
388 SW BILLOWING GLN
LAKE CITY, FL 32024-8975

2027

25-4S-16-03138-000

BUILDING CHARACTERISTICS

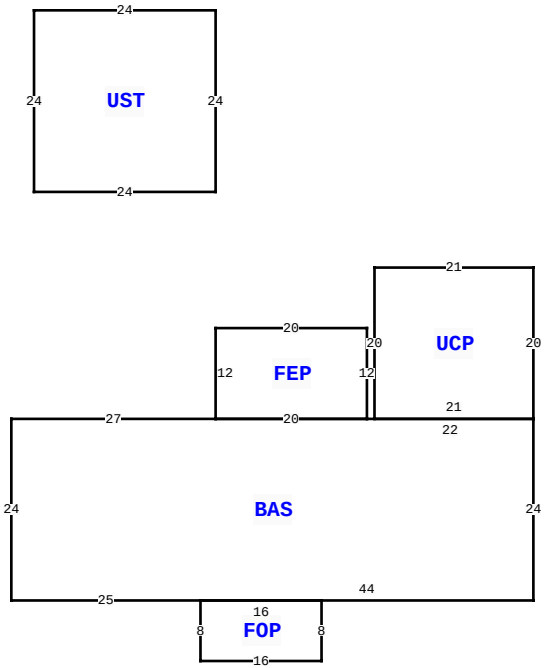
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	129,211
FEP	240	80		192	14,981
FOP	128	30		38	2,965
UCP	420	20		84	6,554
UST	576	45		259	20,209
TOTALS	3,020			2,229	173,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	109.1250	120.04	267,569	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1656 HX Base Yr



388 SW BILLOWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0260	PAVEMENT-A	0	100	10	300	3,000.00	UT	1.30	1.30	60	2014	2014	3	60	2,340	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,920
TOTAL MARKET OB/XF VALUE		6,690
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		219,810
SOH/AGL Deduction		91,741
ASSESSED VALUE		128,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,658
TOTAL JUST VALUE		219,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052946	Roof Replacement	4,630	04/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S24 E25 FOP= S8 E16N8 W16$ E44 N24 UCP= N20 W21 S20 E21$ W22 FEP= N12 W20 S12E20$ W20$ PTR=N30 UST= N24 W24 S24 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,690

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	0100	C	SFR	100		*RSFMH	0.00	0.00	3.92	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,200							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 3.92 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS