LOT 12 CEDAR HILLS S/D.

ORB 740-217, 751-511, 782-1606

CHASE EDWARD E/CHASE PAMELA
440 SW ARCHIE GLN
LAKE CITY, FL 32055

2027

26-3S-15-00270-112

BUILDING CHARACTERISTICS

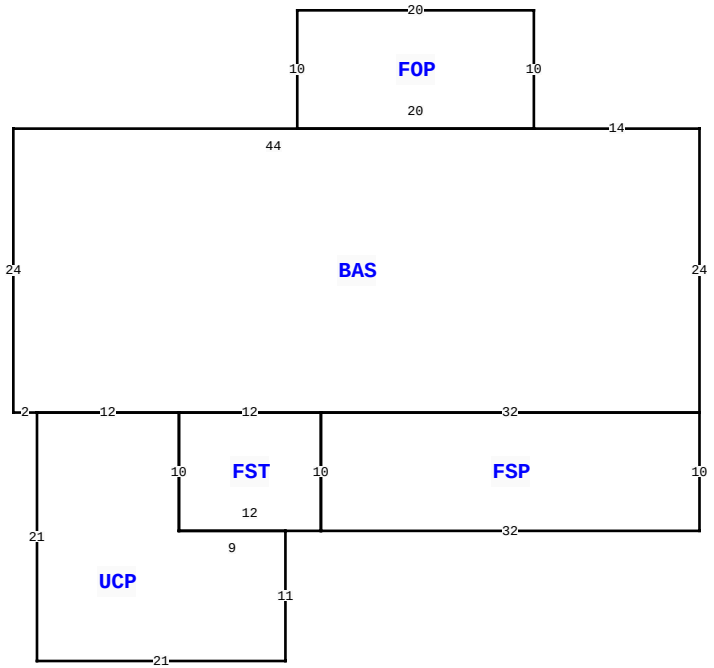
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	26315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	38,386
FOP	200	35		70	1,930
FSP	320	40		128	3,530
FST	120	55		66	1,820
UCP	351	20		70	1,930
TOTALS	2,383			1,726	47,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,726	114.9000	68.94	118,990	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1392 HX Base Yr



440 SW ARCHIE GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	52	624.00	UT	7.50	7.50	50	1977	1977	3	50	2,340	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,596
TOTAL MARKET OB/XF VALUE		13,540
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		115,136
SOH/AGL Deduction		63,222
ASSESSED VALUE		51,914
TOTAL EXEMPTION VALUE	HX HB	26,914
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,136

SALE:3:1: LOT 12, CEDAR HILLS - WELL & SEPTIC

SALE:2:1: REPO

LAND:1:1: 3.30 AC

BLDG:1:1: HILLCREST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/1882	10/26/2011	WD	U	I	16	21,000
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: EDWARD E & PAMELA J						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N10 W20 S10 E20$ W44 S24 E2 UCP= S21E21N11 W9 N10 W12$ E12 FST= S10 E12 N10 W12$ E12 FSP= S10 E32N10 W32$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,540

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		A-1	0.00	0.00	0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	50,000.00	50,000.00	10,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.30 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS