COMM SW COR OF NE1/4, N 1291.16
FOR POB, E 879.73 FT, N 270 FT,
FT TO POB.

SHERIDAN RONALD TRUST DATED NOVEMBER 4, 2025
411 WALNUT ST, #2424
GREEN COVE SPRINGS, FL 32043-3443

2027

31-4S-17-08915-003

BUILDING CHARACTERISTICS

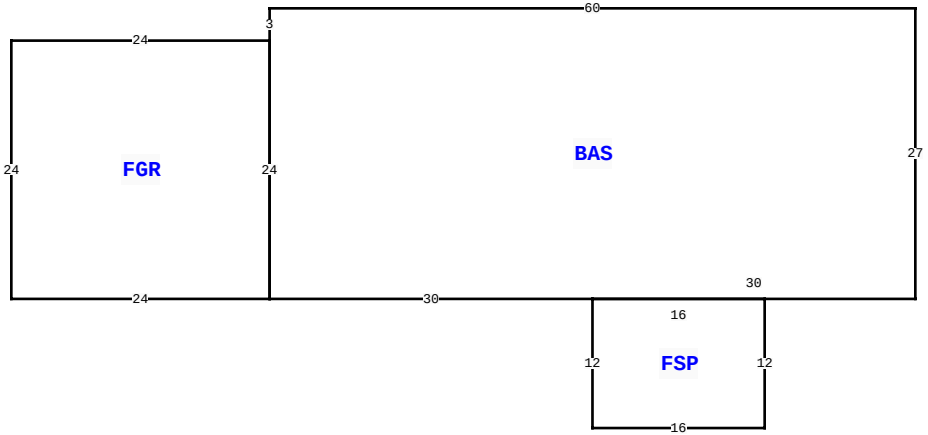
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	43,896
FGR	576	55		317	8,590
FSP	192	40		77	2,086
TOTALS	2,388			2,014	54,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,014	112.9000	67.74	136,428	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1620 HX Base Yr 2022



1049 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0130	CLFENCE 5	0	100	0	0	270.00	UT	5.50	5.50	100	2003	2003	3	100	1,485	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,571
TOTAL MARKET OB/XF VALUE	8,485
TOTAL LAND VALUE - MARKET	65,520
TOTAL MARKET VALUE	128,576
SOH/AGL Deduction	51,860
ASSESSED VALUE	76,716
TOTAL EXEMPTION VALUE	HX HB SX 76,716
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	128,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,576

XFOB:3:1: PALM HARBOR MH

SALE:1:1: 5.46 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1701	11/04/2025	WD	U	I	11	100
GRANTOR: SHERIDAN RONALD						
GRANTEE: SHERIDAN RONALD TRU						
1297/2488	7/13/2015	WD	U	I	12	51,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: RONALD SHERIDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S3 FGR= W24 S24 E24N24$ S24 E30 FSP= S12 E16 N12W16$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,485

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	5.46	AC		1.00	1.00	1.00	12,000.00	12,000.00	65,520							

REVIEW DATE 06/30/2017 BY BC Total Acres: 5.46 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 11/17/2026 BY SYS