

BEG NE COR OF SE1/4 OF NW1/4, RU
S 86 DEG W 192 FT, S 78 DEG W 14
N 86 DEG W 191.80 FT, N 7 DEG W

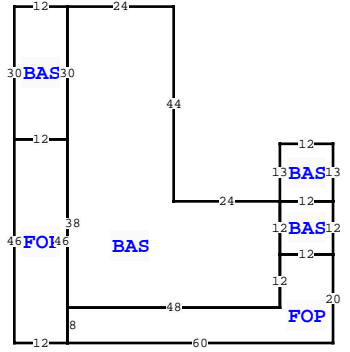
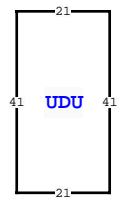
CHEATHAM TERESA L
188 NE OSBURN WAY
LAKE CITY, FL 32055

2026

35-3S-17-07314-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,695	91.1000	102.03	377,001	1939	1995		0	0	35.00	65.00		
1 SINGLE FAM			100% - 2014	Heated Area: 2868				HX Base Yr 2014						



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		35317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	9,550
BAS	156	100		156	10,346
BAS	360	100		360	23,875
BAS	2,208	100		2,208	146,433
FOP	552	30		166	11,009
FOP	624	30		187	12,402
UDU	861	55		474	31,435
TOTALS	4,905			3,695	245,051

188 NE OSBURN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			245,051	
TOTAL MARKET OB/XF VALUE			15,843	
TOTAL LAND VALUE - MARKET			49,504	
TOTAL MARKET VALUE			310,398	
SOH/AGL Deduction			91,783	
ASSESSED VALUE			218,615	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			167,204	
TOTAL JUST VALUE			310,398	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			310,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054426	Remodel	38,824	11/07/2025
41388	GENERATOR		02/23/2021
8188	RECONNECT	50	03/23/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/2598	3/12/2020	QC	U	I	11	100
GRANTOR: JOEL D CHEATHAM						
GRANTEE: TERESA CHEATHAM						
1350/1668	12/17/2017	WD	U	I	11	100
GRANTOR: TERESA CHEATHAM						
GRANTEE: TERESA CHEATHAM & J						

EXTRA FEATURES																	
L N	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0070	CARPORT UF	0	100	19	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,425	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0140	CLFENCE 6	0	100	0	0	544.00	UT	3.60	3.60	100	2001	2001	3	100	1,958	
5	0080	DECKING	0	100	11	30	330.00	UT	2.00	2.00	100	2001	2001	3	100	660	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 BAS= W12 S30 E12 N30\$ S30 FOP= W12 S46 E12 N46\$ S38 FOP= S8 E60 N20 W12 S12 W48\$ E48 N12 BAS= E12 N12 W12 S12\$ N12 BAS= E12 N13 W12 S13\$ W24 N44\$ PTR= N30 UDU= N41 W21 S41 E21\$ S30\$.	

LAND DESCRIPTION																	TOTAL OB/XF										15,843				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	4.42	AC		1.00	1.00	0.80	14,000.00	11,200.00	49,504														