COMM NW COR OF SE1/4 OF NW1/4, R
RUN E 20.22 FT FOR POB, CONT E 1
RUN S 586.25 FT TO N R/W US-90,

GREEN ELIJAH P
PO BOX 1705
LAKE CITY, FL 32055

2027

35-3S-17-07317-001

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	05	DRYWALL 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 06

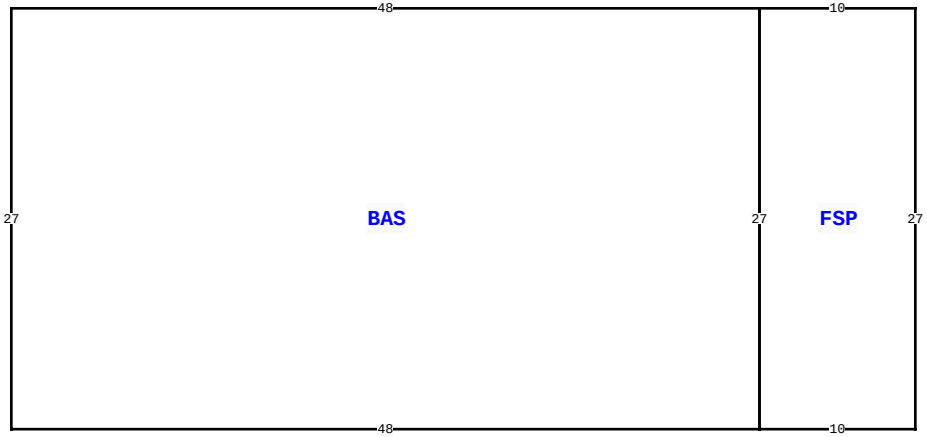
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
FSP	270	40		108	6,292
TOTALS	1,566			1,404	81,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr



158 NE CHEROKEE CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 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	0296	SHED METAL	0	0	26	30	1.00	UT	2,457.00	2,457.00	50	0	0	3	50	1,229	
2	0296	SHED METAL	0	0	14	24	1.00	UT	0.00	0.00	100	0	0	3	100	705	
3	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0070	CARPORT UF	0	0	20	27	540.00	UT	2.00	2.00	50	2008	2008	3	50	540	
5	0070	CARPORT UF	0	0	20	30	600.00	UT	2.00	2.00	50	2008	2008	3	50	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,799
TOTAL MARKET OB/XF VALUE	3,874
TOTAL LAND VALUE - MARKET	61,500
TOTAL MARKET VALUE	147,173
SOH/AGL Deduction	0
ASSESSED VALUE	147,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,173
TOTAL JUST VALUE	147,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2070	8/04/2024	WD	Q	I	01	195,000
GRANTOR: POLHAMUS DAVID SCOTT						
GRANTEE: GREEN ELIJAH P						
1521/1197	7/15/2019	WD	U	I	11	100
GRANTOR: MACETEE LORRAINE						
GRANTEE: MACETEE LORRAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 FSP= E10 N27 W10 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,874

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	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000							
2	0200	C	MBL HM	0			0.00	0.00	0.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	11,500							

REVIEW DATE 01/06/2025 BY TP Total Acres: 2.46 Total Land Value: 61,500 Market: 0 Agricultural: 0 Common: 61,500 PRINTED 11/17/2026 BY SYS