LOT 17 EAGLES RIDGE S/D PHASE 1.
AG 1047-2684, WD 1132-448, WD 11

BROOKS JANET E
203 SE CHEDDAR CT
LAKE CITY, FL 32025

2024

15-4S-17-08355-417

COLUMBIA COUNTY PROPERTY

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		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

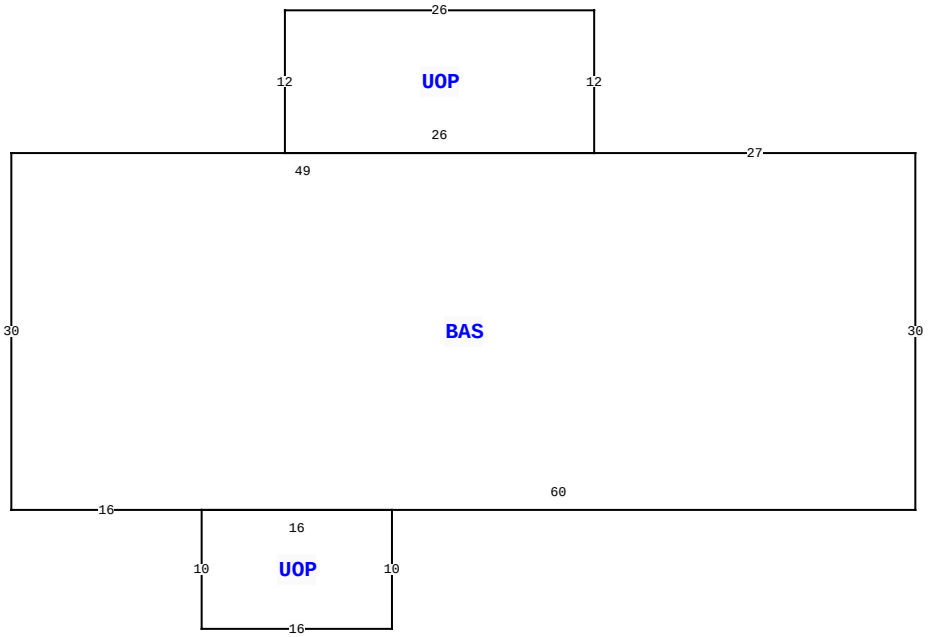
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	121,973
UOP	160	25	40	2,140
UOP	312	25	78	4,173
TOTALS	2,752		2,398	128,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,398	113.9000	87.70	210,305	2008	2007	0	0	0	39.00	61.00

1 MANUF 1 – 0% - 2024 Heated Area: 2280 HX Base Yr



203 SE CHEDDAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	128,286
TOTAL MARKET OB/XF VALUE	7,656
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	158,442
SOH/AGL Deduction	0
ASSESSED VALUE	158,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,442
TOTAL JUST VALUE	158,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26135	M H	320	08/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2161	4/18/2023	WD	U	I	18	198,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: BROOKS JANET E						
1484/135	1/30/2023	WD	U	I	18	0
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N12 W26 S12 E26$ W49 S30 E16 UOP= S10 E16 N10 W16$ E60 N30$.

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	0294	SHED WOOD/	0	0	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,656

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/14/2023 BY ME Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 04/03/2024 BY SYS