

COLUMBIA COUNTY

Property Appraiser

Parcel 35-3S-17-07314-000

Owners

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

Parcel Summary

Location	188 NE OSBURN WAY
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	4.4200
Section	35
Township	3S
Range	17
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

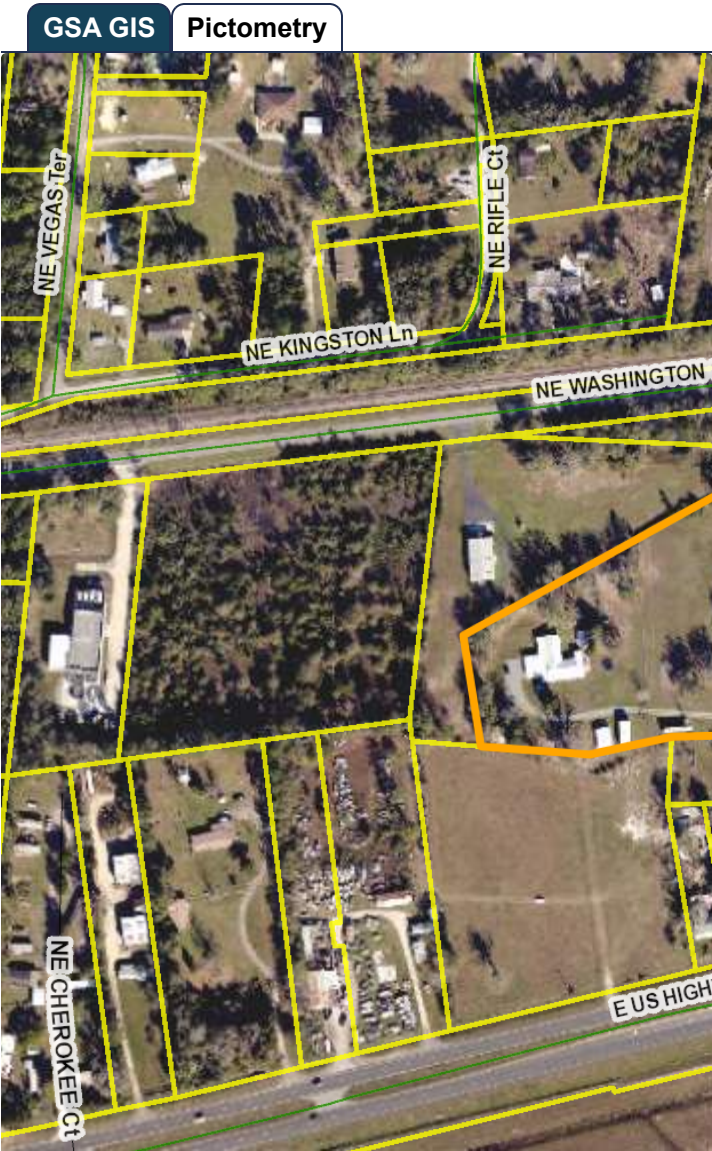
Legal Description

BEG NE COR OF SE1/4 OF NW1/4, RUN S 482.08 FT,
S 86 DEG W 192 FT, S 78 DEG W 145.94 FT,
N 86 DEG W 191.80 FT, N 7 DEG W 190.33 FT, N 61
DEG E 661.90 FT, E 14.99 FT TO POB.

560-15, 775-493, 907-482,485,907-488, 911-1580,
916-815, 917-1453, 1017-2994, CT 1028-1456,
WD 1053-1366, WD 1122-1483, DC 1340-1678,
WD 1350-55, WD 1350-1668, QC 1407-2598

Working Values

	2026
Total Building	\$245,051
Total Extra Features	\$16,143



	2026
Total Market Land	\$49,504
Total Ag Land	\$0
Total Market	\$310,698
Total Assessed	\$219,241
Total Exempt	\$50,722
Total Taxable	\$168,519
SOH Diff	\$91,457

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$245,051	\$232,226	\$216,262	\$190,397	\$161,663	\$150,426	\$141,070
Total Extra Features	\$16,143	\$16,443	\$16,743	\$12,343	\$4,343	\$4,343	\$4,343
Total Market Land	\$49,504	\$49,504	\$49,504	\$49,504	\$52,754	\$52,754	\$47,535
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$310,698	\$298,173	\$282,509	\$252,244	\$218,760	\$207,523	\$192,948
Total Assessed	\$212,590	\$206,354	\$200,125	\$194,097	\$183,651	\$180,910	\$176,677
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$161,868	\$156,354	\$150,125	\$144,097	\$133,651	\$130,910	\$126,677
SOH Diff	\$98,108	\$91,819	\$82,384	\$58,147	\$35,109	\$26,613	\$16,271

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1407/2598	2020-03-12	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: JOEL D CHEATHAM Grantee: TERESA CHEATHAM
<u>WD</u> 1350/1668	2017-12-17	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: TERESA CHEATHAM Grantee: TERESA CHEATHAM & JOEL D CHEATHAM (JTWS)
<u>WD</u> 1350/0055	2017-12-17	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: TERESA CHEATHAM Grantee: TERESA CHEATHAM & JOEL D CHEATHAM (JTWS)
<u>WD</u> 1122/1483	2007-06-19	<u>Q</u>		WARRANTY DEED	Improved	\$250,000	Grantor: HAROLD W OSBORN

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: DAVID & TERESA CHEATHAM
WD 1053/1366	2005-07-22	Q	01	WARRANTY DEED	Improved	\$158,000	Grantor: PEOPLES STATE BANK Grantee: HAROLD W OSBORNE
CT 1028/1456	2004-09-29	Q	01	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT (KEVIN LUCAS F/C) Grantee: PEOPLES STATE BANK
SD 1017/2994	2004-04-05	Q	01	SHERIFF'S DEED	Improved	\$100	Grantor: FRANK E OWENS SHERIFF Grantee: KEVIN LUCAS TRUCKING
WD 0917/1453	2001-01-02	Q		WARRANTY DEED	Improved	\$181,550	Grantor: BETTY JO SMITH RAMAKERS Grantee: CERTIFIED SUPPORT SERVICE INC
AG 0775/0493	1993-05-26	U	13	AGREEMENT FOR DEED	Vacant	\$64,050	Grantor: JOSEPH ARENCIBIA Grantee: SMITH- RAMAKERS

Buildings

Building # 1, Section # 1, 147805, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2868	4905	\$377,001	1939	1995	0.00%	35.00%	65.00%	\$245,051

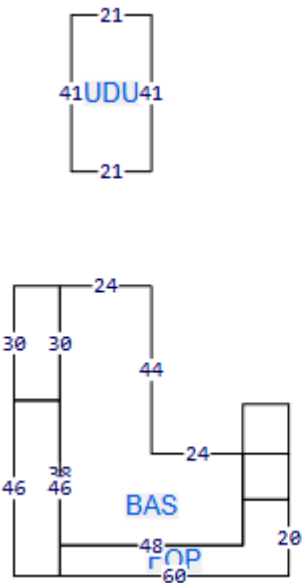
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	04	SINGLE SID
EW	Exterior Wall	32	HARDIE BRD
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	02	WALL BD/WD
IW	Interior Wall	05	DRYWALL

Type	Description	Code	Details
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	144	100%	144
<u>BAS</u>	156	100%	156
<u>BAS</u>	360	100%	360
<u>BAS</u>	2,208	100%	2,208
<u>FOP</u>	552	30%	166
<u>FOP</u>	624	30%	187
<u>UDU</u>	861	55%	474



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL			1.00	\$0.00	0	100%	\$300
0070	CARPORT UF	19	30	1.00	\$0.00	1993	100%	\$1,425
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000
0140	CLFENCE 6			544.00	\$3.60	2001	100%	\$1,958
0080	DECKING	11	30	330.00	\$2.00	2001	100%	\$660
0104	GENERATOR PERM			1.00	\$6,000.00	2021	80%	\$4,800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	4.42	\$14,000.00/AC	4.42	0.80	\$49,504

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Mar 23, 2021	41388	GENERATOR	COMPLETED	GENERATOR
	8188	RECONNECT	COMPLETED	RECONNECT

TRIM Notices

- 2025
- 2024
- 2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 12, 2025.