

LOT 5 CYPRESS CREEK S/D.
827-361, DC 1356-2726,2727, PB 1

ROUST ANTHONY
248 SW ALOE CT
LAKE CITY, FL 32024

2026

03-4S-16-02739-105



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	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	3416.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,296	100
FOP	96	35
FSP	96	40
UOP	80	25
TOTALS	1,568	1,388

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0060	CARPOT F	0	0	20	20	400.00	UT	5.00
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0252	LEAN-TO W/	0	0	12	20	240.00	UT	2.00
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00
8	0030	BARN,MT	0	0	26	30	1.00	UT	11,700.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,388	113.9000	107.07	148,613	1997	1997	0	0	0	45.00	55.00
1 MANUF 1 0% - 2024												
Heated Area: 1296 HX Base Yr												
248 SW ALOE CT, LAKE CITY												
BLD DATE: 04/21/2023 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				81,737			
TOTAL MARKET OB/XF VALUE				32,492			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				132,729			
SOH/AGL Deduction				0			
ASSESSED VALUE				132,729			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				132,729			
TOTAL JUST VALUE				132,729			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				132,729			
LAND:1:1: .50 AC							
PRMT:1:1: WINCHESTER MH							