LOT 6 CYPRESS CREEK S/D.
ORB 897-707, 913-2229,

BELANGER LARRY K
6026 GUMLOG RD
MARTIN, GA 30557

2026

03-4S-16-02739-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

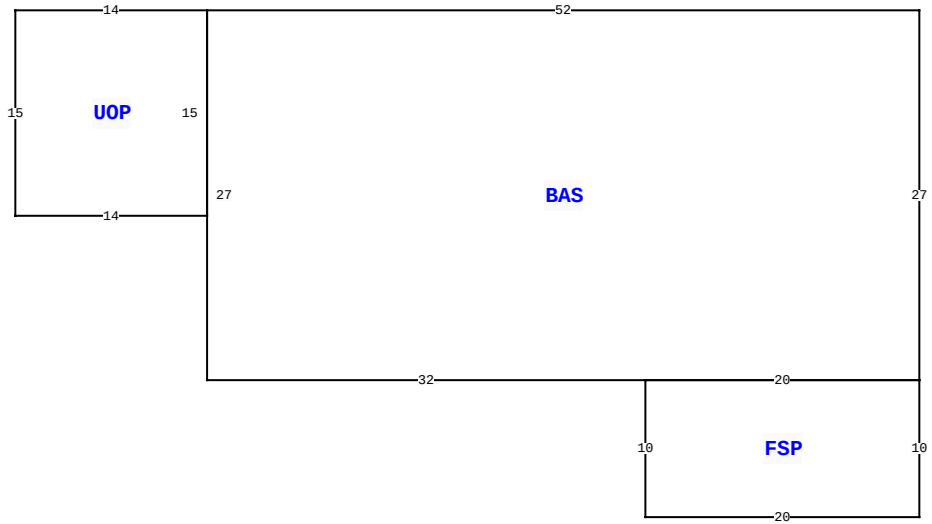
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	82,679
FSP	200	40		80	4,711
UOP	210	25		52	3,062
TOTALS	1,814			1,536	90,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,536	113.9000	107.07	164,460	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1404 HX Base Yr



282 SW ALOE 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	90,453
TOTAL MARKET OB/XF VALUE	18,912
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	127,865
SOH/AGL Deduction	0
ASSESSED VALUE	127,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,865
TOTAL JUST VALUE	127,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13325	M H	125	11/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/1788	1/31/2005	QC	Q	I	06	100
GRANTOR: CARROLL G BELANGER						
GRANTEE: LARRY K BELANGER						
1033/1086	12/15/2004	WD	Q	I		54,600
GRANTOR: RONNIE & JERRY CORBET						
GRANTEE: CARROLL G BELANGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UOP= W14 S15 E14 N15$ S27 E32 FSP= S10 E20 N10 W20$ E20 N27$.

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	10	20	200.00	UT	5.00	5.00	100	2005	2005	3	100	1,000	
2	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	100	2005	2005	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
6	0296	SHED METAL	0	0	12	24	288.00	UT	12.00	12.00	100	2014	2014	3	100	3,456	
7	0296	SHED METAL	0	0	12	24	288.00	UT	12.00	12.00	100	2014	2014	3	100	3,456	
8	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 18,912

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS