LOT 12 CYPRESS CREEK S/D.
832-965, WD 1006-1641,

MATCHIE LAUREL J
431 SW ALOE CT
LAKE CITY, FL 32024

2026

03-4S-16-02739-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

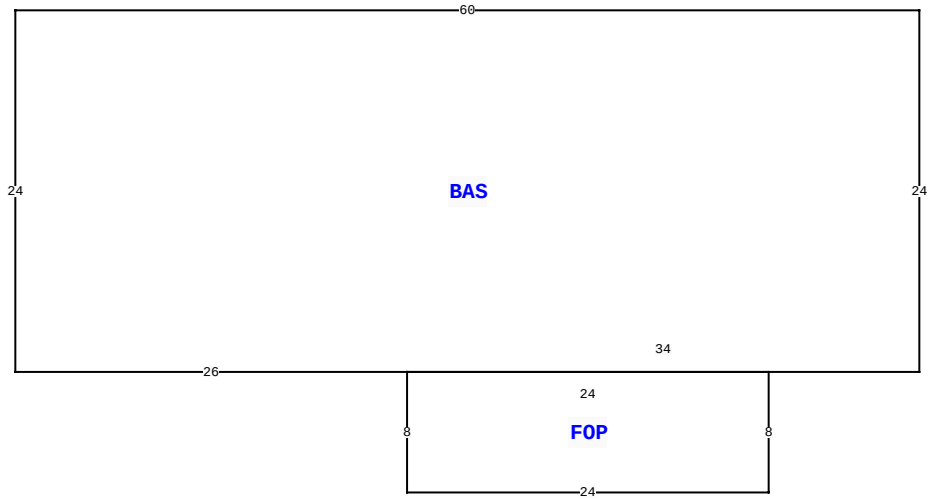
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,440	100		1,440	84,800
FOP	192	35		67	3,946
TOTALS	1,632			1,507	88,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,507	113.9000	107.07	161,354	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1440 HX Base Yr 2022



431 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		88,745
TOTAL MARKET OB/XF VALUE		12,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		119,495
SOH/AGL Deduction		30,443
ASSESSED VALUE		89,052
TOTAL EXEMPTION VALUE	HX HB WX SX	89,052
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		119,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,495

LAND:1:1: .50 AC

PRMT:1:1: LOT 12/HALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000035980	Remodel	15,629	05/12/2021
35980	MAINT/ALTR	150	11/08/2017
11795	M H	125	10/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0004	4/03/2017	WD	U	I	37	35,000
GRANTOR: PATRICIA L SPICK						
GRANTEE: LAUREL J MATCHIE						
1331/0430	2/14/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CHRIS						
GRANTEE: PATRICIA L SPICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E26 FOP= S8 E24 N8 W24$ E34 N24$.

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	100	12	10	120.00	UT	7.50	7.50	100	1996	1996	3	100	900	
2	0060	CARPORT F	0	100	24	30	720.00	UT	5.00	5.00	100	2007	2007	3	100	3,600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/23/2023 BY KS Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS