LOT 18 CYPRESS CREEK S/D.
ORB 815-1221, 827-0253, 859-586,

OLDAKER MICHAEL S
261 SW ALOE CT
LAKE CITY, FL 32024

2026

03-4S-16-02739-118

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

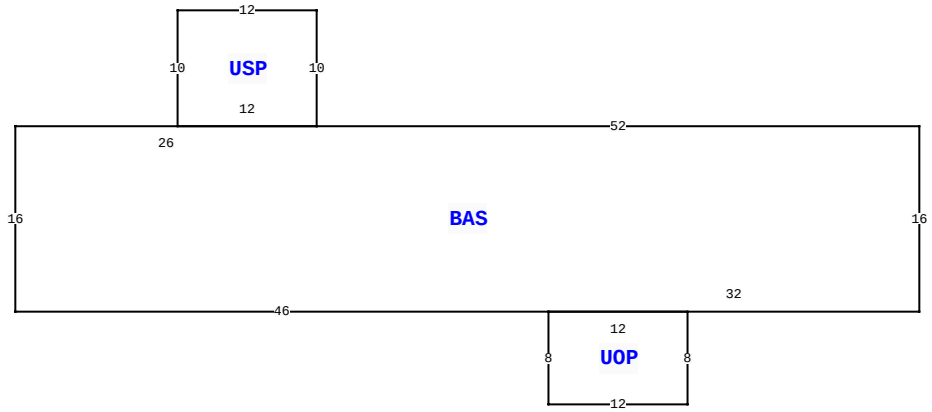
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,115
UOP	96	25		24	656
USP	120	35		42	1,148
TOTALS	1,464			1,314	35,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,314	113.9000	68.34	89,799	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2007 Heated Area: 1248 HX Base Yr 2007



261 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		35,920
TOTAL MARKET OB/XF VALUE		10,256
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		64,676
SOH/AGL Deduction		19,478
ASSESSED VALUE		45,198
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,198
TOTAL JUST VALUE		64,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,676

SALE:3:1: LOT 18

SALE:2:1: QUIT CLAIM, FAMILY DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14055	M H	125	05/26/1998
10586	M H	500,000,000	12/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/2848	7/28/2005	WD	Q	I		60,000
GRANTOR: JARODANNE ROSS RENTZ						
GRANTEE: MICHAEL S OLDAKER						
0859/0588	5/21/1998	WD	Q	V		15,000
GRANTOR: CATHY QUICK CARVER						
GRANTEE: JARODANNE ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 USP= N10 W12 S10 E12$ W26 S16 E46 UOP= S8E12 N8 W12$ E32 N16$.

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	0166	CONC,PAVMT	0	100	3	18	54.00	UT	2.00	2.00	70	1996	1996	3	70	76	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0296	SHED METAL	0	100	10	24	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 10,256

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 09/22/2023 BY KS Total Acres: 0.55 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS