LOT 23 CYPRESS CREEK S/D.
815-1201, 850-1436, 916-1899,

HAYES NAIDINE L LEEDOM
103 SW ALOE CT
LAKE CITY, FL 32024

2026

03-4S-16-02739-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

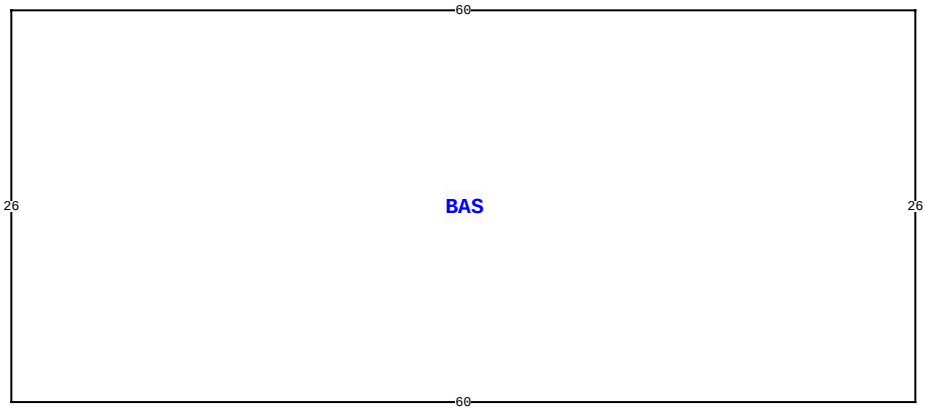
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,560	100		1,560	93,479
TOTALS	1,560			1,560	93,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	115.9000	108.95	169,962	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1560 HX Base Yr 2003



103 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		93,479
TOTAL MARKET OB/XF VALUE		9,660
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		121,639
SOH/AGL Deduction		60,855
ASSESSED VALUE		60,784
TOTAL EXEMPTION VALUE	HX HB	35,784
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,639

SALE:2:1: LOT 23

LAND:1:1: .50 AC

SALE:1:1: IN LIEU OF FORECLOSURE ?

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16589	M H	125	02/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/0113	9/23/2020	WD	U	I	30	0
GRANTOR: BULLARD PROPERTIES						
GRANTEE: NAIDINE L LEEDOM						
0916/1899	2/08/2000	CD	Q	V		14,900
GRANTOR: BULLARD PROPERTIES						
GRANTEE: NAIDINE LEEDOM (WEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E60 N26$.

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	14	168.00	UT	7.50	7.50	100	2007	2007	3	100	1,260	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,660

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: 0.59 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS