LOT 14 EAGLES RIDGE PHASE 2.

AGD 1076-1090, CT 1126-2431, QC

CUPP MATTHEW RAY
546 SE ORMOND WITT RD
LAKE CITY, FL 32025

2026

15-4S-17-08355-514

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
Quality	05	05

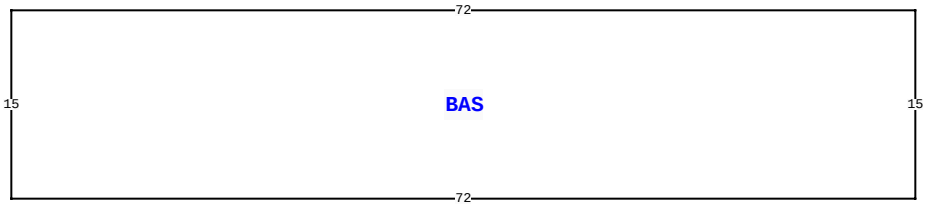
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	82,102
TOTALS	1,080			1,080	82,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	107.07	115,636	2013	2012	0	0	0	29.00	71.00

1 MANUF 1 0% - 0 Heated Area: 1080 HX Base Yr



316 SE VALERIE 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	82,102
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	107,602
SOH/AGL Deduction	3,223
ASSESSED VALUE	104,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,379
TOTAL JUST VALUE	107,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30688	M H	557	12/21/2012
23060	M H	340	04/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/0070	10/11/2012	WD	Q	V	03	15,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MATTHEW RAY CUPP						
1243/0069	9/30/2012	QC	U	V	11	100
GRANTOR: LENVIL H DICKS TRUSTE						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S15 E72 N15$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 3,000

LAND DESCRIPTION

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS