

LANG JOHN DOYLE/LANG SHIRLEY ANN
2884 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

26-4S-15-00400-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																								
Exterior Wall		31	VINYL SID		100	0800	02	1,440	115.9000	69.54	100,138	1985	1985	0	0	60.00	40.00	VALUATION BY																							
Roof Structur		03	GABLE/HIP		100	1 MOBILE HME 100% - 0												Heated Area: 1440												HX Base Yr											
Roof Cover		12	MODULAR MT		100	24 60 24 60 BAS												BUILDING MARKET VALUE												40,055											
Interior Wall		05	DRYWALL		100													TOTAL MARKET OB/XF VALUE												18,400											
Interior Floo		14	CARPET		90													TOTAL LAND VALUE - MARKET												155,880											
Interior Floo		08	SHT VINYL		10													TOTAL MARKET VALUE												73,087											
Air Condition		03	CENTRAL		100													SOH/AGL Deduction												18,683											
Heating Type		04	AIR DUCTED		100													ASSESSED VALUE												54,404											
Bedrooms			3		100													TOTAL EXEMPTION VALUE												HX HB 25,355											
Bathrooms			2		100													BASE TAXABLE VALUE												29,049											
Stories		1.	1.		100													TOTAL JUST VALUE												214,335											
Architectual		01	CONV		100													NCON VALUE												0											
Units			0		100	INCOME VALUE																																			
Condition Adj		03	03		100	PREVIOUS YEAR MKT VALUE												214,335																							
Kitchen Adjus		01	01		100																																				
Quality		05	05																																						
DOR CODE		5000 IMPROVED AG																																							
MAP NUM												MKT AREA		02																											
NEIGHBORHOOD/LOC		26415.00 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,440	100		1,440	40,055																																				
TOTALS		1,440			1,440	40,055											BLD DATE				LGL DATE		05/09/2024		MLU																
EXTRA FEATURES		2884 SW CYPRESS LAKE RD, LAKE CITY										XF DATE				LAND DATE				AG DATE																					
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																									
2	0020	BARN, FR	0	100	0	0	5.00	UT	80.00	80.00	100		0	0	3	100	400																								
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500																									
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400																									
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																								
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400																									
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500																									
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																								
9	0285	SALVAGE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000																									
LAND DESCRIPTION										TOTAL OB/XF										18,400																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000																								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	37.97	AC		1.00	1.00	1.00	280.00	280.00	10,632																								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	37.97	AC		1.00	1.00	1.00	4,000.00	4,000.00	151,880																								
REVIEW DATE 06/29/2016 BY DF Total Acres: 38.97 Total Land Value: 14,632 Market: 151,880 Agricultural: 10,632 Common: 4,000 PRINTED 10/07/2025 BY SYS																																									