LOT 7 BLOCK A LANGTREE S/D.

815-1527, 841-1024, 844-1484, 85

VEACH EDMUND
3409 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

26-4S-15-00401-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

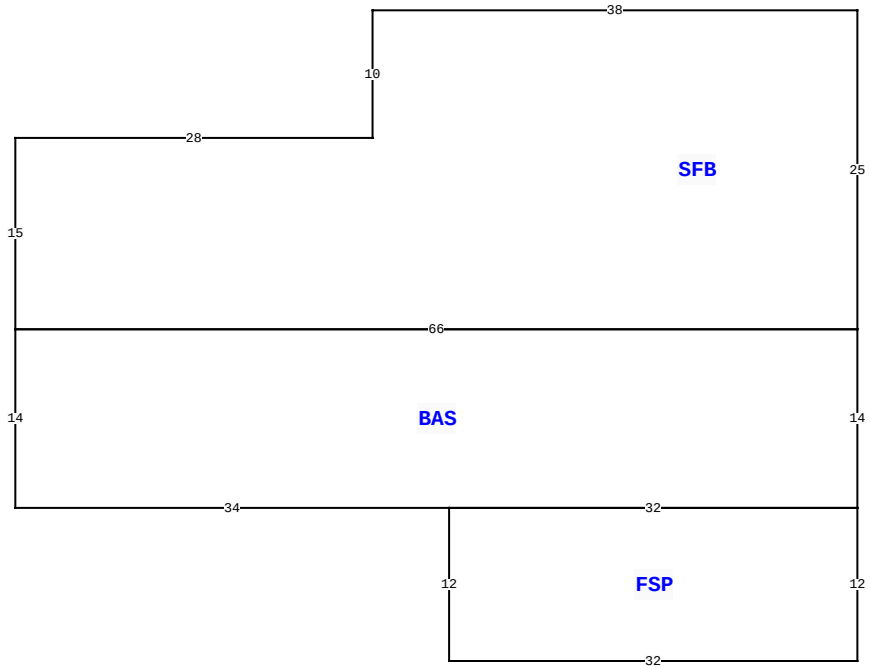
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	26415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,480
FSP	384	40		154	4,247
SFB	1,370	80		1,096	30,223
TOTALS	2,678			2,174	59,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,174	114.9000	68.94	149,876	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 2294 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

3409 SW CYPRESS LAKE RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,950
TOTAL MARKET OB/XF VALUE		18,480
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		133,430
SOH/AGL Deduction		48,500
ASSESSED VALUE		84,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,208
TOTAL JUST VALUE		133,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10149	M H	125	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/1403	6/12/2018	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (QUIET						
GRANTEE: TERRY KELLY AS TRUS						
1324/0508	10/21/2016	QC	U	I	11	100
GRANTOR: THOMAS VEACH SR						
GRANTEE: THOMAS VEACH SR & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E34 FSP= S12 E32 N12 W32$ E32 N14$ SFB= N25 W38 S10 W28 S15 E66$.

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	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0031	BARN,MT AE	0	100	24	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800	
9	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 18,480

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2016 BY DF Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS