LOT 10 BLOCK A LANGTREE S/D.

785-1830, 840-1828,1829, 852-166

LEE DIANA MARIE/LEE KEITH
3231 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

26-4S-15-00401-110

BUILDING CHARACTERISTICS

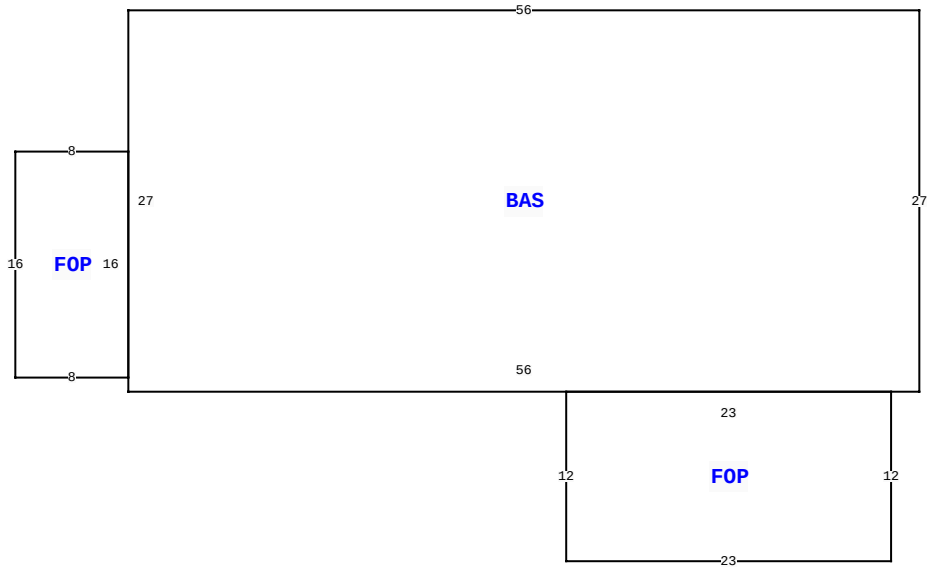
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	26415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
FOP	128	35		45	2,650
FOP	276	35		97	5,712
TOTALS	1,916			1,654	97,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,654	113.9000	107.07	177,094	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2021 Heated Area: 1512 HX Base Yr 2021



3195 SW CYPRESS LAKE RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,402
TOTAL MARKET OB/XF VALUE		24,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		176,602
SOH/AGL Deduction		65,127
ASSESSED VALUE		111,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,753
TOTAL JUST VALUE		176,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045575	Electrical Servic	0	09/28/2022
40541	STORAGE	0	09/16/2020
20495	M H	125	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2767	11/17/2022	LE	U	I	14	100
GRANTOR: LEE DIANA MARIE (ENH						
GRANTEE: SMITH ALYSSA (RMDR)						
1409/0891	4/03/2020	WD	Q	I	01	117,500
GRANTOR: BRYAN FORT						
GRANTEE: DIANE MARIE & KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S27 E56 N27 $
FOP=[ORIG=-25,27] E23 S12 W23 N12 $
FOP=[ORIG=-64,10] E8 S16 W8 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	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
3	0031	BARN,MT AE	0	100	24	35	1.00	UT	12,500.00	12,500.00	100	2021	2020		100	12,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 24,200

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	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							

REVIEW DATE 10/03/2022 BY Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS