LOT 10 BLOCK B LANGTREE S/D
773-2080, WD 1077-2589, DC
1368-1080, CT 1402-130,

JAMES PHYLLIS WYLENTHIA
3282 SW CYPRESS LAKE RD
LAKE CITY, FL 32024-4452

2026

26-4S-15-00401-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

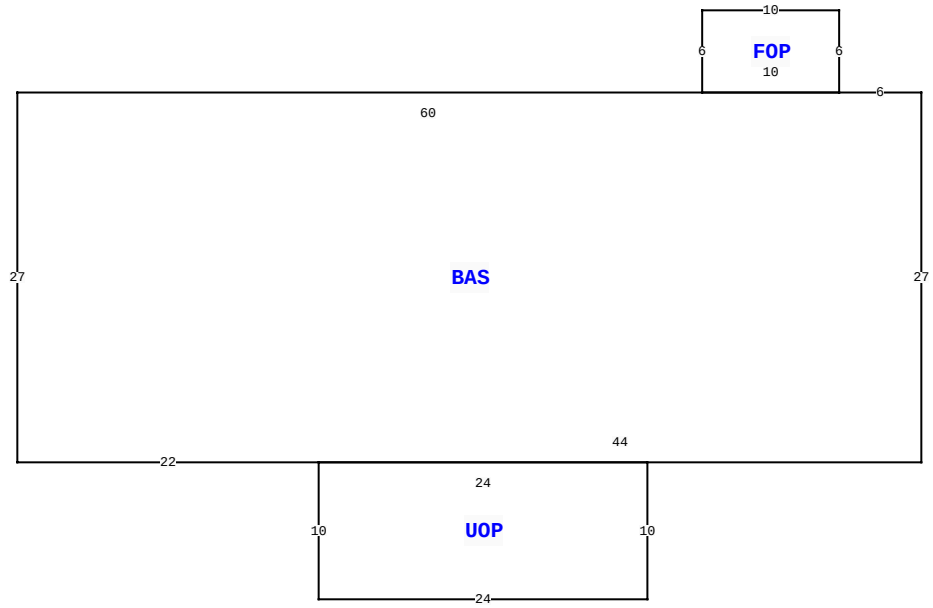
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,782	100		1,782	126,795
FOP	60	35		21	1,494
UOP	240	25		60	4,269
TOTALS	2,082			1,863	132,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,863	130.6800	129.37	241,016	1995	1995	0	0	0	45.00	55.00

2 MANUF 2 0% - 2021 Heated Area: 1782 HX Base Yr



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

3282 SW CYPRESS LAKE RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,559
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	194,559
SOH/AGL Deduction	34,092
ASSESSED VALUE	160,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,467
TOTAL JUST VALUE	194,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,559

BLDG:1:1: SPRI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15726	M H	125	07/01/1999
8346	M H	125	05/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1602	7/15/2020	WD	Q	I	01	140,000
GRANTOR: JENNIFER G & JAMES SC						
GRANTEE: PHYLLIS WYLENTHIA J						
1408/0268	3/13/2020	WD	U	I	12	50,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: JENNIFER & JAMES SC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FOP= N6 W10 S6 E10$ W60 S27 E22 UOP= S10 E24 N10 W24$ E44 N27$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		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: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS