LOT 6 CYPRESS LAKE HILLS S/D.
EX 2.13 AC DESC IN WD 1361-1645.

PITTS CODY W/PITTS MISTY D
287 SW HORSE WAY
LAKE CITY, FL 32024

2026

35-4S-15-00407-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

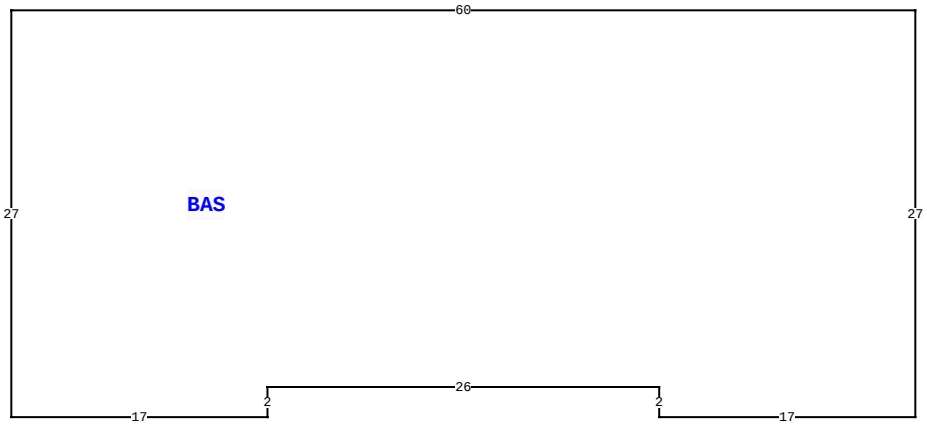
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	43,616
TOTALS	1,568			1,568	43,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	115.9000	69.54	109,039	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1568 HX Base Yr 2019



287 SW HORSE WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,616
TOTAL MARKET OB/XF VALUE		35,722
TOTAL LAND VALUE - MARKET		40,320
TOTAL MARKET VALUE		119,658
SOH/AGL Deduction		50,594
ASSESSED VALUE		69,064
TOTAL EXEMPTION VALUE	HX HB	44,064
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,206

SALE:4:1: LOT 6 CYPRESS LAKE
SALE:3:1: ASSIGNMENT OF AGREEMENT FOR DEED
SALE:2:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054181	Mobile Home		10/01/2025
000054124	Right-of-Way Acce		09/22/2025
38494	PUMP/UTPOL	50	08/19/2019
37976	POOL	281	04/11/2019
33777	M H	626	02/18/2016
7667	PUMP/UTPOL	25	10/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1642	6/01/2018	WD	U	I	11	100
GRANTOR: DANIEL B HILL JR & WA						
GRANTEE: CODY W & MISTY D PI						
1270/0046	2/21/2014	QC	U	I	11	100
GRANTOR: DANIEL B HILL JR & WA						
GRANTEE: DANIEL B HILL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E17 N2 E26 S2 E17 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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
7	0169	FENCE/WOOD	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	800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,180							

REVIEW DATE 11/07/2025 BY justin Total Acres: 2.88 Total Land Value: 40,320 Market: 0 Agricultural: 0 Common: 40,320 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35415.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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GRANTEE: DANIEL B HILL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2019	2019	3	89	24,422	

LAND DESCRIPTION

TOTAL OB/XF 24,422

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

REVIEW DATE 11/07/2025 BY justin Total Acres: 2.88 Total Land Value: 40,320 Market: 0 Agricultural: 0 Common: 40,320 PRINTED 11/18/2025 BY SYS