LOT 20 CYPRESS LAKE HILLS S/D, E
ORB 1434-1503.

BRIDGES RONALD D
436 SW HORSE WAY
LAKE CITY, FL 32024

**2026**

**35-4S-15-00407-120**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

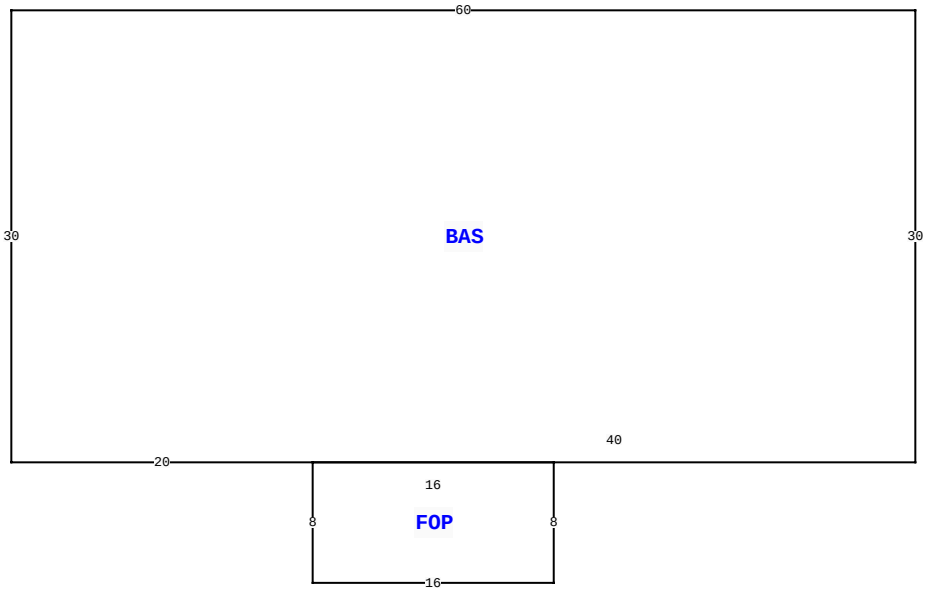
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,800 | 100 | | 1,800 | 49,982 |
| FOP | 128 | 35 | | 45 | 1,250 |
| TOTALS | 1,928 | | | 1,845 | 51,232 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,845 | 115.7000 | 69.42 | 128,080 | 2001 | 2001 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 2005 Heated Area: 1800 HX Base Yr 2005




436 SW HORSE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 51,232 |
| TOTAL MARKET OB/XF VALUE | | 9,500 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 100,732 |
| SOH/AGL Deduction | | 35,406 |
| ASSESSED VALUE | | 65,326 |
| TOTAL EXEMPTION VALUE | HX HB | 40,326 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 100,732 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100,732 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050331 | Remodel | 3,981 | 07/11/2024 |
| 30534 | MAINT/ALTR | 608 | 10/18/2012 |
| 19148 | M H | 125 | 01/24/2002 |
| 11484 | M H | 125 | 08/05/1996 |
| 9962 | SFR | 310 | 07/14/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1013/1880 | 4/23/2004 | WD | Q | I | | 77,000 |
| GRANTOR: ALVA ROBERTS | | | | | | |
| GRANTEE: RONALD D BRIDGES | | | | | | |
| 0991/1568 | 8/13/2003 | QC | Q | I | 06 | 100 |
| GRANTOR: ALAVA ROBERTS | | | | | | |
| GRANTEE: ALVA ROBERTS & RONA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S30 E20 FOP= S8 E16 N8 W16$ E40 N30$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 2013 | 2013 | 3 | 50 | 250 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 50 | 2013 | 2013 | 3 | 50 | 250 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,500

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 07/05/2016 BY DF Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS