

LOT 21 CYPRESS LAKE HILLS S/D.
602-519, 616-240, WD 831-198, WD

ALFONSO VINCENTE STEVEN/MANGUS ASHLEIGH MARIE
378 SW HORSE WAY
LAKE CITY, FL 32024-0496

2026

35-4S-15-00407-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	35415.010	1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	103.9500	62.37	94,303	1989	1989	0	0	60.00	40.00
1 MOBILE HME		100% - 2024		Heated Area: 1512				HX Base Yr 2024			
BAS 2024											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	37,721
TOTALS	1,512			1,512	37,721

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100
TOTAL OB/XF 7,000														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 10,000.00														

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,721	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		94,821	
SOH/AGL Deduction		2,237	
ASSESSED VALUE		92,584	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		41,862	
TOTAL JUST VALUE		94,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,821	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38341	M H	479	07/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2701	7/25/2019	WD	Q	I	01	74,800
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: VINCENTE STEVEN ALF						
1374/2252	12/10/2018	QC	U	V	11	100
GRANTOR: MIGUEL ALMEIDA						
GRANTEE: ANNA RETHERFORD						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=16,18] E56 S27 W56 N27 \$														