LOT 22 CYPRESS LAKE HILLS S/D.
602-519, 607-457, 736-897, WD 11

ABDALLA WENDY
310 SW HORSE WAY
LAKE CITY, FL 32024

2026

35-4S-15-00407-122

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	13	LAM/VNLPLK 100
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
Quality	05	05

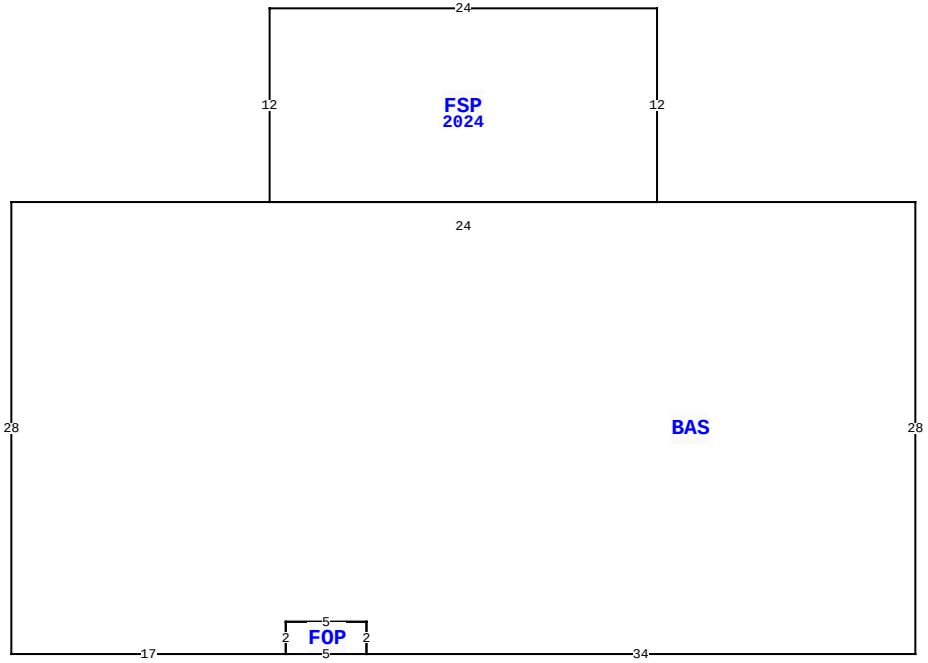
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 35415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100		1,558	140,129
FOP	10	35		4	359
FSP	288	40	2024	115	10,343
TOTALS	1,856			1,677	150,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,677	115.0000	113.85	190,926	2010	2015	0	0	0	21.00	79.00

1 MANUF 2 0% - 2024 Heated Area: 1558 HX Base Yr



310 SW HORSE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	150,832
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	209,432
SOH/AGL Deduction	0
ASSESSED VALUE	209,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,432
TOTAL JUST VALUE	209,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28337	M H	584	01/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2032	6/26/2023	WD	Q	I	01	240,000
GRANTOR: BEDGOOD ROGER						
GRANTEE: ABDALLA WENDY						
1480/2732	11/30/2022	QC	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S28 E17 N2 E5 S2 E34 N28 $
FOP=[ORIG=-39,28] E5 N2 W5 S2 $
FSP=[YR=2024;ORIG=-40,0] N12 E24 S12 W24 $
.

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	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	
2	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 8,500

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 07/05/2016 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS