

LOT 12 SOUTHWEST ESTATES UNREC:
OF NW1/4 EX .27 AC DOR ADDT'L R/
LAKE RD DESC IN ORB 1475-929.

HERCEG THOMAS/HERCEG KIMBERLY
1964 SW CYPRESS LAKE RD
LAKE CITY, FL 32024-4445

2026

36-4S-15-00415-112



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 36415.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	63,824
UOP	160	25		40	2,418
UOP	180	25		45	2,720

TOTALS 1,396 1,141 68,961

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
2	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
7	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00
8	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	9.08

REVIEW DATE 07/05/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,141	116.9000	109.89	125,384	1994	1995	0	0	0 45.00	55.00	
1 MANUF 1 100% - 2018 Heated Area: 1056 HX Base Yr 2018												
1964 SW CYPRESS LAKE RD, LAKE CITY												

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

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	OB/XF MKT VALUE	NOTES
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
2	0040	BARN,POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

TOTAL OB/XF									
16,900									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	9.08

Total Acres: 9.08 Total Land Value: 86,260 Market: 0 Agricultural: 0 Common: 86,260

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		68,961	
TOTAL MARKET OB/XF VALUE		16,900	
TOTAL LAND VALUE - MARKET		86,260	
TOTAL MARKET VALUE		172,121	
SOH/AGL Deduction		111,790	
ASSESSED VALUE		60,331	
TOTAL EXEMPTION VALUE		HX HB 35,331	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		172,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008	M H	125	08/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/2088	12/20/2017	WD	Q	I	01	80,000
GRANTOR: RICHARD C CRAWFORD						
GRANTEE: THOMAS & KIMBERLY H						
1350/2086	12/14/2017	WD	U	I	11	100
GRANTOR: BRADLEY N DICKS						
GRANTEE: RICHARD C CRAWFORD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 UOP= N12 W15 S12 E15\$ W36 S16 E28 UOP= S8 E20 N8 W20\$ E38 N16\$.									