LOT 5 CYPRESS CREEK S/D.
827-361, DC 1356-2726,2727, PB 1

ROUST ANTHONY
248 SW ALOE CT
LAKE CITY, FL 32024

2027

03-4S-16-02739-105

BUILDING CHARACTERISTICS

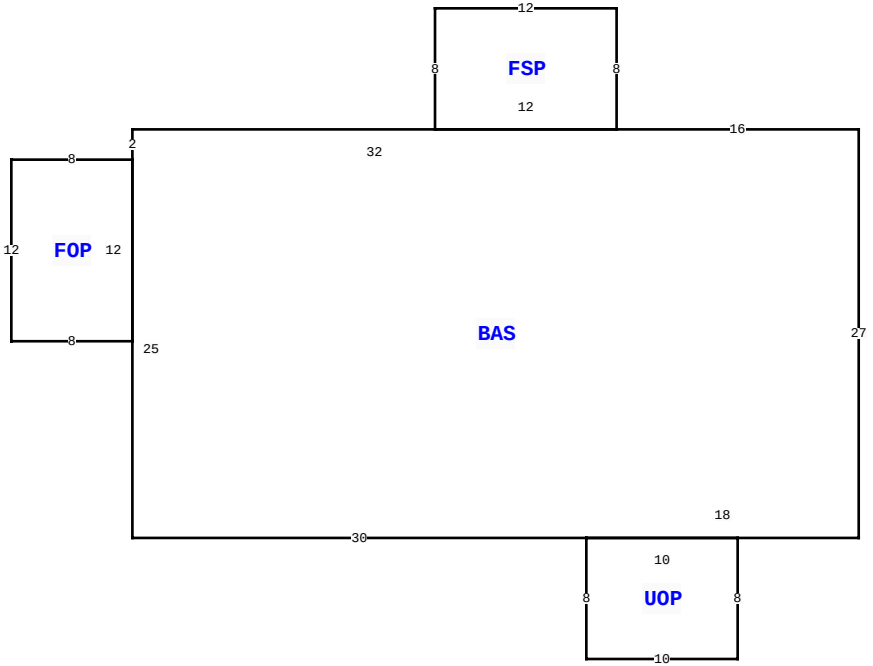
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
FOP	96	35		34	1,981
FSP	96	40		38	2,214
UOP	80	25		20	1,165
TOTALS	1,568			1,388	80,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,388	113.9000	105.93	147,031	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1296 HX Base Yr



248 SW ALOE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,867
TOTAL MARKET OB/XF VALUE	32,492
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	135,859
SOH/AGL Deduction	0
ASSESSED VALUE	135,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,859
TOTAL JUST VALUE	135,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,729

LAND:1:1: .50 AC

PRMT:1:1: WINCHESTER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055086	Roof Replacement	14,442	02/23/2026
11475	M H	125	08/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1110	11/17/2023	WD	Q	I	01	135,000
GRANTOR: CAVADAS WHITNEY						
GRANTEE: ROUST ANTHONY						
1360/1709	5/15/2018	WD	Q	I	01	65,000
GRANTOR: H NIMS,C JONES, P WIN						
GRANTEE: WHITNEY CAVADAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N8 W12 S8 E12$ W32 S2 FOP= W8 S12 E8 N12$ S25 E30 UOP= S8 E10 N8 W10$ E18 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	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	100	1996	1996	3	100	2,000	
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	100	1996	1996	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	12	20	240.00	UT	2.00	2.00	40	1996	1996	3	40	192	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	8,000	
8	0030	BARN,MT	0	0	26	30	1.00	UT	11,700.00	11,700.00	100	2024	2023		100	11,700	

LAND DESCRIPTION

TOTAL OB/XF 32,492

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/07/2023 BY TP Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS