LOT 7 CYPRESS CREEK S/D.
917-2298, DC 918-1754, 943-1230,

DUNCAN SHARON
314 SW ALOE CT
LAKE CITY, FL 32024

2027

03-4S-16-02739-107

BUILDING CHARACTERISTICS

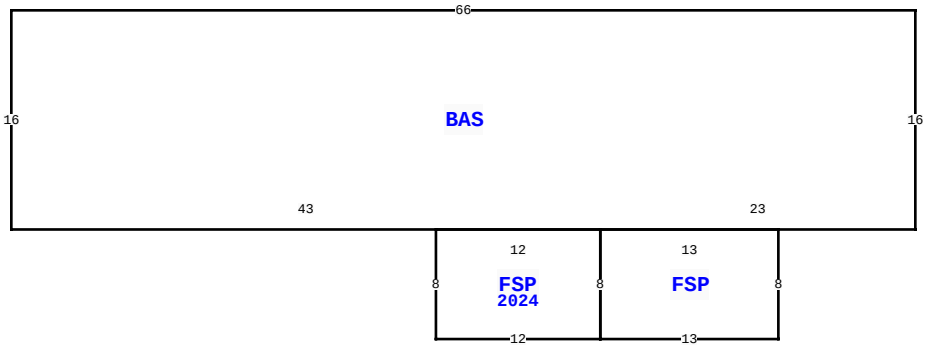
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	91,166
FSP	104	40		42	3,626
FSP	96	40	2024	38	3,281
TOTALS	1,256			1,136	98,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,136	117.5000	109.28	124,142	2000	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2024 Heated Area: 1056 HX Base Yr 2024



314 SW ALOE CT, LAKE CITY

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

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	100	10	12	120.00	UT	5.00	5.00	70	2000	2000	3	70	420	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,072
TOTAL MARKET OB/XF VALUE		10,420
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		130,992
SOH/AGL Deduction		0
ASSESSED VALUE		130,992
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		74,581
TOTAL JUST VALUE		130,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,042

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001	M H	125	05/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2606	6/27/2022	WD	Q	I	01	120,000
GRANTOR: MORRISON GREGORY LAWR						
GRANTEE: DUNCAN SHARON						
1439/186	5/11/2021	WD	Q	I	01	70,000
GRANTOR: SPEAL BARBARA						
GRANTEE: MORRISON GREGORY LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S16 E43 E23 N16 $
FSP=[ORIG=-23,16] S8 E13 N8 W13 $
FSP=[YR=2024;ORIG=-35,16] E12 S8 W12 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,420

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS