

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

DUNCAN SHARON  
314 SW ALOE CT  
LAKE CITY, FL 32024

**2026**

03-4S-16-02739-107  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	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
BAS	1,056	100	
FSP	104	40	
FSP	96	40	2024
TOTALS	1,256		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2024	Heated Area: 1056		HX Base Yr 2024						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Diagram showing lot layout with areas labeled BAS, FSP, and dimensions (15, 43, 23, 12, 13, 8, 12, 13).</p> </div>													
TOTALS				1,256		1,136		101,231					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		101,231	
TOTAL MARKET OB/XF VALUE		10,420	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		134,151	
SOH/AGL Deduction		509	
ASSESSED VALUE		133,642	
TOTAL EXEMPTION VALUE		HX HB DX 56,411	
BASE TAXABLE VALUE		77,231	
TOTAL JUST VALUE		134,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,806	
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	Q	I	01	120,000
GRANTOR: MORRISON GREGORY LAWR						
GRANTEE: DUNCAN SHARON						
1439/186	5/11/2021	WD Q	Q	I	01	70,000
GRANTOR: SPEAL BARBARA						
GRANTEE: MORRISON GREGORY LA						

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	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	70	2000	2000	3	70	420	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	100	2007	2007	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0120	CLFENCE	4	0	100	0	1.00	UT	1,200.00	100	2024	2023		100	1,200	

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	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							

BUILDING NOTES													
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 \$													

TOTAL OB/XF														10,420											
REVIEW DATE 09/22/2023 BY ks Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS																									