

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
Architectural	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				
TOTALS			1,136		1,136						99,122	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			99,122
TOTAL MARKET OB/XF VALUE			10,420
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			132,042
SOH/AGL Deduction			0
ASSESSED VALUE			132,042
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			75,631
TOTAL JUST VALUE			132,042
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	UT	5.00	5.00	70	2000	2000	3	70	420	
2	0060	CARPORT F	0	100	18	20	UT	5.00	5.00	100	2007	2007	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								