LOT 8 CYPRESS CREEK S/D.
WD 1558-1310,

CHPM1 LLC
944 SE HOPE HENRY RD
LAKE CITY, FL 32024

2027

03-4S-16-02739-108

BUILDING CHARACTERISTICS

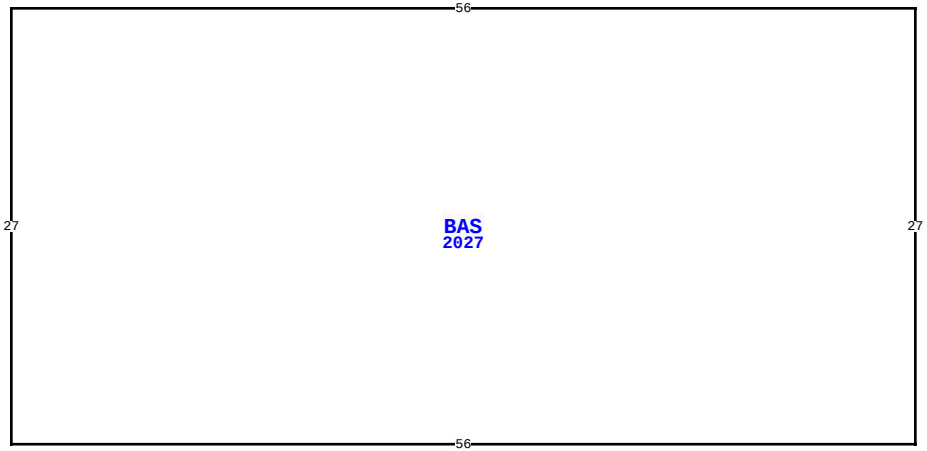
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,512	100	2027	1,512	155,718
TOTALS	1,512			1,512	155,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.0000	105.09	158,896	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1512 HX Base Yr



340 SW ALOE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,718
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	173,718
SOH/AGL Deduction	4,569
ASSESSED VALUE	169,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,149
TOTAL JUST VALUE	173,718
NCON VALUE	155,718
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055405	Mobile Home		04/01/2026
000055105	Right-of-Way Acce		02/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1310	1/14/2026	WD	Q	V	01	25,000

GRANTOR: BULLARD PROPERTIES IN

GRANTEE: CHPM1 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=13,13] E56 S27 W56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 05/19/2026 BY Nick Total Acres: 0.51 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS