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

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

2026

03-4S-16-02739-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	13,500
SOH/AGL Deduction	1,290
ASSESSED VALUE	12,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,210
TOTAL JUST VALUE	13,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,100

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

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	22,500.00	13,500.00	13,500							

REVIEW DATE 05/19/2026 BY Nick Total Acres: 0.51 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 06/26/2026 BY SYS