LOT 10 CYPRESS CREEK S/D.
832-967, 956-715, DC 1284-2432

SECHLER AMBER/DEANGELIS CHRISTOPHER
402 SW ALOE CT
LAKE CITY, FL 32024

**2027**

**03-4S-16-02739-110**

## BUILDING CHARACTERISTICS

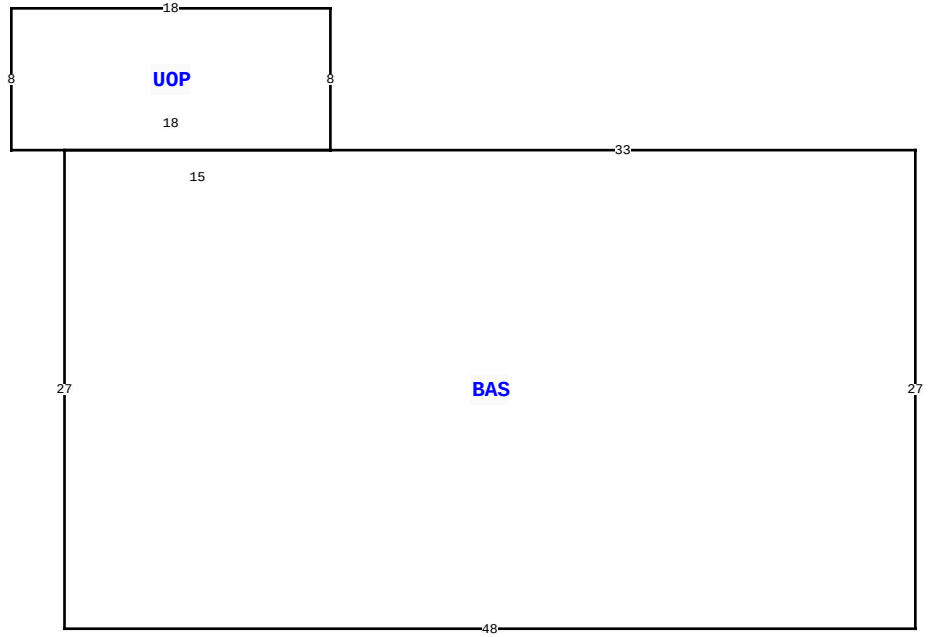
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,296 | 100 | | 1,296 | 76,833 |
| UOP | 144 | 25 | | 36 | 2,134 |
| TOTALS | 1,440 | | | 1,332 | 78,967 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,332 | 115.9000 | 107.79 | 143,576 | 2002 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2016 Heated Area: 1296 HX Base Yr 2016




402 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 200 | |
| 2 | 0214 | GRN HOUSE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 78,967 |
| TOTAL MARKET OB/XF VALUE | | 8,500 |
| TOTAL LAND VALUE - MARKET | | 16,875 |
| TOTAL MARKET VALUE | | 104,342 |
| SOH/AGL Deduction | | 49,656 |
| ASSESSED VALUE | | 54,686 |
| TOTAL EXEMPTION VALUE | HX HB | 29,686 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 104,342 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 105,192 |

SALE:2:1: LOT 10

LAND:1:1: .50 AC----CREEK ON PART OF LOT

SALE:1:1: LOT 10

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1300/2770 | 9/02/2015 | CT | U | I | 18 | 5,000 |
| GRANTOR: CLERK OF COURT (ALGO | | | | | | |
| GRANTEE: AMBER SECHLER & CHR | | | | | | |
| 0956/0715 | 5/02/2002 | WD | U | V | 07 | 8,000 |
| GRANTOR: KEISER | | | | | | |
| GRANTEE: MONTERO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 UOP= N8 W18 S8 E18$ W15 S27 E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 8,500

| 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 | 0.75 | 22,500.00 | 16,875.00 | 16,875 | | | | | | | |

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.50 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 11/16/2026 BY SYS