LOTS 13 & 14 CYPRESS CREEK S/D.
ORB 815-1203, 832-957,

WILSON GERALD W/BRIGHTMAN SUSAN F
417 SW ALOE CT
LAKE CITY, FL 32024

2027

03-4S-16-02739-113

BUILDING CHARACTERISTICS

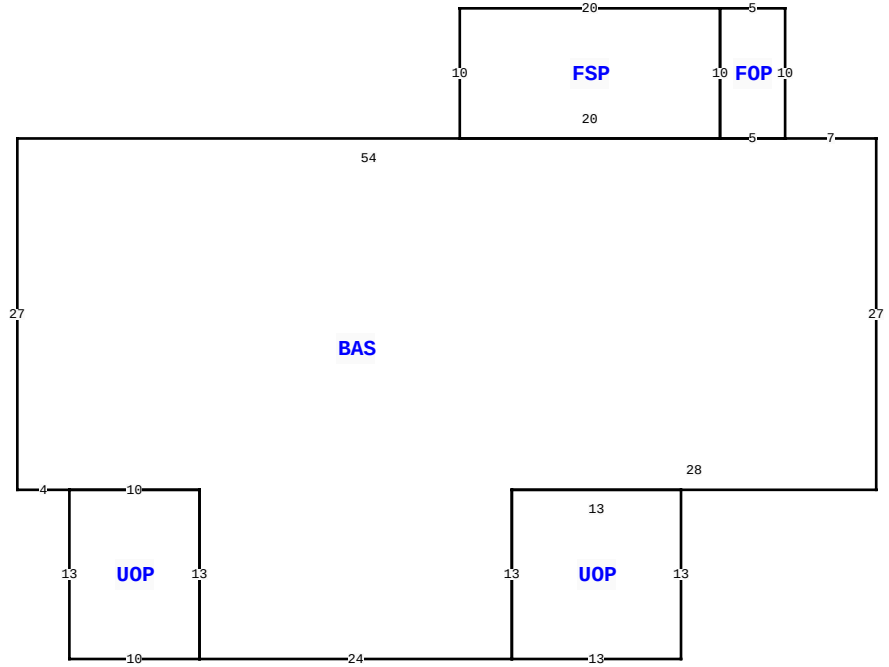
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,094	100		2,094	121,999
FOP	50	35		18	1,049
FSP	200	40		80	4,661
UOP	130	25		32	1,865
UOP	169	25		42	2,447
TOTALS	2,643			2,266	132,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,266	113.9000	105.93	240,037	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2000 Heated Area: 2094 HX Base Yr 2000



417 SW ALOE CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0210	GARAGE U	0	100	12	24	288.00	UT	18.00	18.00	70	1999	1999	3	70	3,629	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	70	1999	1999	3	70	756	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,020
TOTAL MARKET OB/XF VALUE	12,585
TOTAL LAND VALUE - MARKET	21,275
TOTAL MARKET VALUE	165,880
SOH/AGL Deduction	82,458
ASSESSED VALUE	83,422
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	27,011
TOTAL JUST VALUE	165,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37917	MAINT/ALTR	75	03/28/2019
15435	M H	125	04/28/1999
12757	M H	125	07/11/1997
10568	M H	125	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/2658	5/28/1999	WD	Q	V		16,000
GRANTOR: BULLARD						
GRANTEE: WILSON & BRIGHTMAN						
0878/2429	2/25/1999	QC	Q	V	01	11,000
GRANTOR: T GRIFFIN						
GRANTEE: BULLARD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N10 W5 S10 E5$ W5 FSP= N10 W20 S10 E20 $ W54 S27 E4 UOP= S13E10 N13 W10$ E10 S13 E24 UOP= E13 N13 W13 S13$ N13 E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,585

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	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.15	18,500.00	2,775.00	2,775							

REVIEW DATE 09/22/2023 BY KS Total Acres: 1.00 Total Land Value: 21,275 Market: 0 Agricultural: 0 Common: 21,275 PRINTED 11/16/2026 BY SYS