LOT 15 CYPRESS CREEK S/D.

814-861, 911-1444, CT 1200-1564,

ADDIS KATHY
353 SW ALOE CT
LAKE CITY, FL 32024

2027

03-4S-16-02739-115

BUILDING CHARACTERISTICS

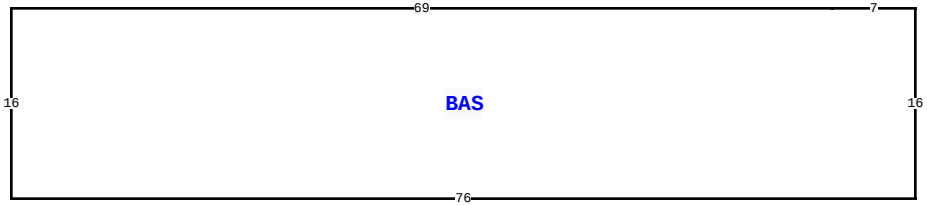
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,216	100		1,216	49,799
TOTALS	1,216			1,216	49,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	93.0690	74.46	90,543	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1216 HX Base Yr 2025



353 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	648	
2	0296	SHED METAL	0	100	10	24	240.00	UT	12.00	12.00	50	2017	2017	3	50	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
6	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
7	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		49,799
TOTAL MARKET OB/XF VALUE		10,888
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		83,187
SOH/AGL Deduction		0
ASSESSED VALUE		83,187
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		26,776
TOTAL JUST VALUE		83,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,809

SALE:1:1: LOT 15

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052530	Mobile Home		03/07/2025
000052488	Right-of-Way Acce		03/03/2025
000051471	Electrical Servic	0	11/12/2024
000051435	Electrical Servic	0	11/07/2024
10474	M H	125	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/927	6/19/2024	WD	Q	I	01	131,700
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: ADDIS KATHY						
1327/0668	11/28/2016	QC	U	I	11	100
GRANTOR: STEVEN L SMITH						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 W69 S16 E76 N16 $

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LAND DESCRIPTION

TOTAL OB/XF 10,888

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	22,500.00	22,500.00	22,500							

REVIEW DATE 04/01/2025 BY JB Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS