

LOT 15 CYPRESS CREEK S/D.  
814-861, 911-1444, CT 1200-1564,

ADDIS KATHY  
353 SW ALOE CT  
LAKE CITY, FL 32024

**2026**

03-4S-16-02739-115

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,216	100	
TOTALS	1,216		1,216 50,421

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100% - 2025																					
					Heated Area: 1216			HX Base Yr 2025																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				50,421		
TOTAL MARKET OB/XF VALUE				10,888		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				83,809		
SOH/AGL Deduction				2,957		
ASSESSED VALUE				80,852		
TOTAL EXEMPTION VALUE				HX HB WX 56,411		
BASE TAXABLE VALUE				24,441		
TOTAL JUST VALUE				83,809		
NCON VALUE				1,800		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				104,175		
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			
<b>SALES DATA</b>						
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						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[ORIG=0,0] W7 W69 S16 E76 N16 \$						

EXTRA FEATURES																
L N	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			0.00	100	1995	1995	3	100	648	
2	0296	SHED METAL	0	100	10	24			12.00	50	2017	2017	3	50	1,440	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0			200.00	100	2026	2025		100	200	
6	0296	SHED METAL	0	100	0	0			1,200.00	100	2026	2025		100	1,200	
7	0081	DECKING WI	0	100	0	0			200.00	100	2026	2025		100	200	
8	0081	DECKING WI	0	100	0	0			200.00	100	2026	2025		100	200	
<b>TOTAL OB/XF</b>													10,888			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								