LOT 16 CYPRESS CREEK S/D.
WD 1040-696, WD 1302-2083,

RITZMAN JASON M/RITZMAN KELLIE L
325 SW ALOE CT
LAKE CITY, FL 32025

2026

03-4S-16-02739-116

BUILDING CHARACTERISTICS

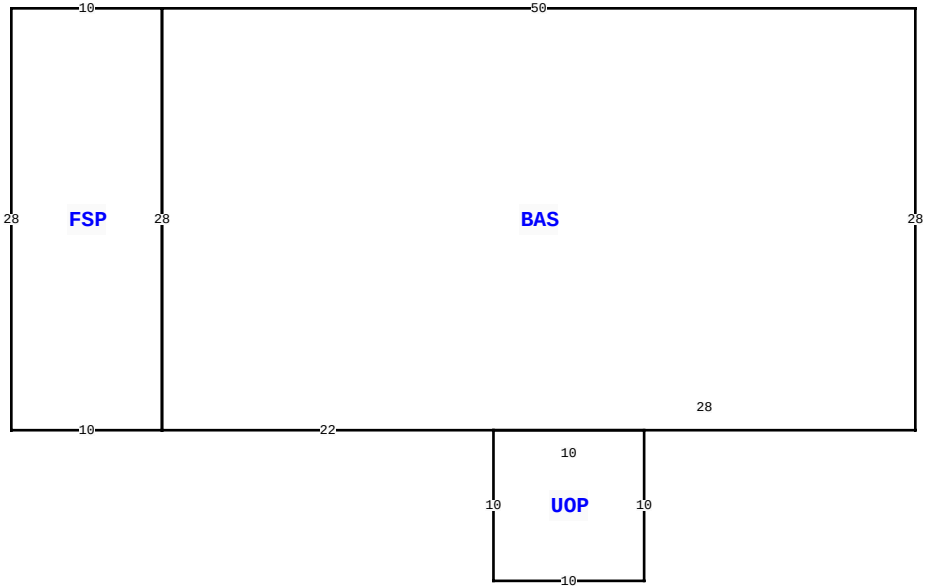
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,400	100		1,400	39,749
FSP	280	40		112	3,180
UOP	100	25		25	710
TOTALS	1,780			1,537	43,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,537	118.3000	70.98	109,096	1990	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1400 HX Base Yr 2016



325 SW ALOE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,638
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	74,138
SOH/AGL Deduction	20,640
ASSESSED VALUE	53,498
TOTAL EXEMPTION VALUE	HX HB 28,498
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	74,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,138

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23253	M H	250	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2083	10/09/2015	WD	Q	I	01	52,000
GRANTOR: TERRY H ZIERKE						
GRANTEE: JASON M & KELLIE L						
1040/0696	3/10/2005	WD	Q	V		17,500
GRANTOR: BULLARD PROPERTIES						
GRANTEE: TERRY H ZIERKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FSP= W10 S28 E10 N28$ S28 E22 UOP= S10 E10 N10 W10$ E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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 09/22/2023 BY KS Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/26/2026 BY SYS