LOT 17 CYPRESS CREEK S/D.

ORB 815-1223, 902-2164,

FELD DARYL J/FELD HAZEL V
293 SW ALOE CT
LAKE CITY, FL 32024

**2027**

**03-4S-16-02739-117**

## BUILDING CHARACTERISTICS

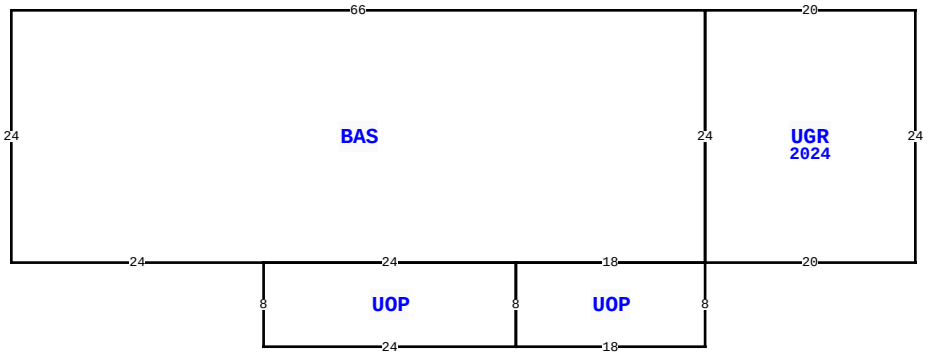
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 1,584 | 100 | | 1,584 | 93,906 |
| UGR | 480 | 45 | 2024 | 216 | 12,806 |
| UOP | 144 | 25 | | 36 | 2,134 |
| UOP | 192 | 25 | | 48 | 2,846 |
| TOTALS | 2,400 | | | 1,884 | 111,692 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,884 | 115.9000 | 107.79 | 203,076 | 2003 | 2003 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2004 Heated Area: 1584 HX Base Yr 2004




293 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 1,600 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2007 | 2007 | 3 | 100 | 900 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2007 | 2007 | 3 | 100 | 900 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 111,692 |
| TOTAL MARKET OB/XF VALUE | 14,540 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 148,732 |
| SOH/AGL Deduction | 57,049 |
| ASSESSED VALUE | 91,683 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 40,272 |
| TOTAL JUST VALUE | 148,732 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 149,934 |

SALE:1:1: LOT 17

LAND:1:1: .50 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20554 | M H | 125 | 03/27/2003 |
| 10539 | M H | 125 | 12/07/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0974/2461 | 2/11/2003 | WD | Q | V | | 16,900 |
| GRANTOR: BULLARD PROPERTIES IN | | | | | | |
| GRANTEE: DARYL J & HAZEL V F | | | | | | |
| 0955/0878 | 4/23/2002 | QC | Q | V | 01 | 6,100 |
| GRANTOR: JAMES K RODGERS | | | | | | |
| GRANTEE: BULLARD PROPERTIES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S24 E24 E24 E18 N24 $
UOP=[ORIG=-42,24] S8 E24 N8 W24 $
UOP=[ORIG=-18,24] S8 E18 N8 W18 $
UGR=[YR=2024;ORIG=0,0] E20 S24 W20 N24 $
.

## LAND DESCRIPTION

TOTAL OB/XF 14,540

| 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 11/16/2026 BY SYS