LOT 24 CYPRESS CREEK S/D.

916-1897, WD 1052-2286, WD 1366-

LEVROD GROUP LLC
110 SW STRATFORD GLN
LAKE CITY, FL 32024

2026

03-4S-16-02739-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

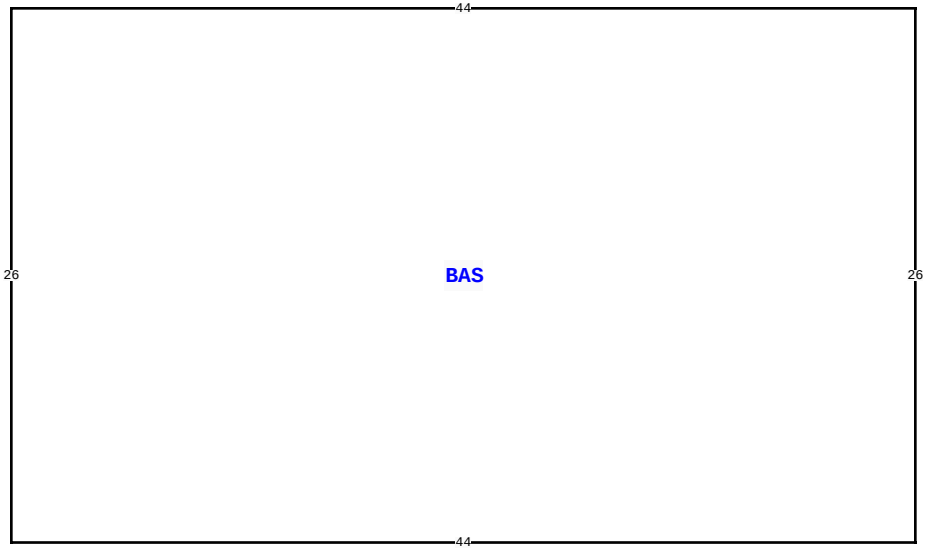
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,144	100		1,144	68,551
TOTALS	1,144			1,144	68,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	115.9000	108.95	124,639	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1144 HX Base Yr



102 SW ALOE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,551
TOTAL MARKET OB/XF VALUE	13,300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	104,351
SOH/AGL Deduction	0
ASSESSED VALUE	104,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,351
TOTAL JUST VALUE	104,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,351

LAND:1:1: .52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17103	M H	125	06/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/2107	3/03/2023	WD	U	I	11	100
GRANTOR: CABRERAS REINOLD						
GRANTEE: LEVROD GROUP LLC						
1464/2659	4/18/2022	WD	U	I	11	100
GRANTOR: CABRERAS REINOLD						
GRANTEE: CABRERAS REINOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,300

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	0		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 TP Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/09/2026 BY SYS