LOT 24 CYPRESS CREEK S/D.

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

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

**2027**

**03-4S-16-02739-124**

## BUILDING CHARACTERISTICS

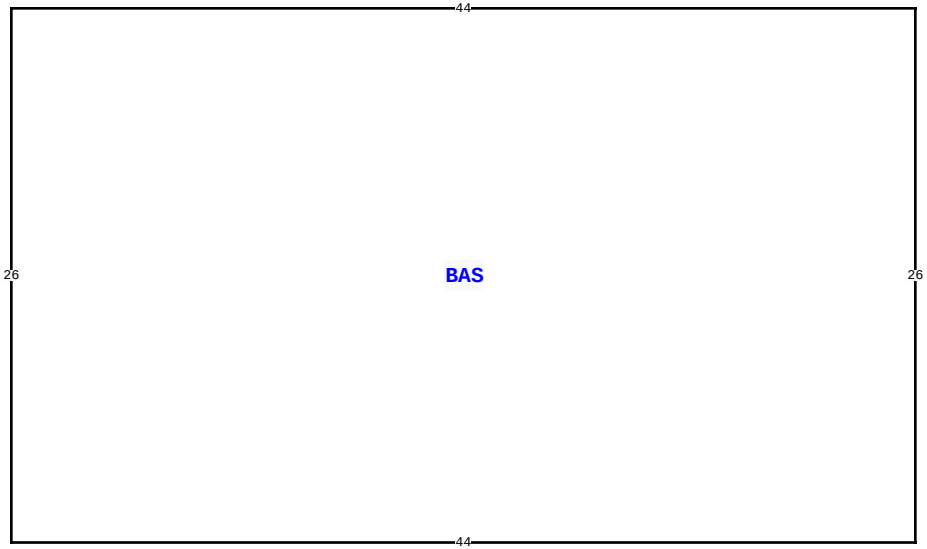
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 67,822 |
| TOTALS | 1,144 | | | 1,144 | 67,822 |

## 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 | 107.79 | 123,312 | 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 | 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 67,822 |
| TOTAL MARKET OB/XF VALUE | 13,300 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 103,622 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 103,622 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 103,622 |
| TOTAL JUST VALUE | 103,622 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,351 |

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$.

## 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 11/17/2026 BY SYS