LOTS 25 & 26 CYPRESS CREEK S/D.
913-2015, CT 942-302, 942-1383,

RAY DONALD GENE/RAY RAELIEN MACATEE
110 SW ALOE CT
LAKE CITY, FL 32024

2027

03-4S-16-02739-125

BUILDING CHARACTERISTICS

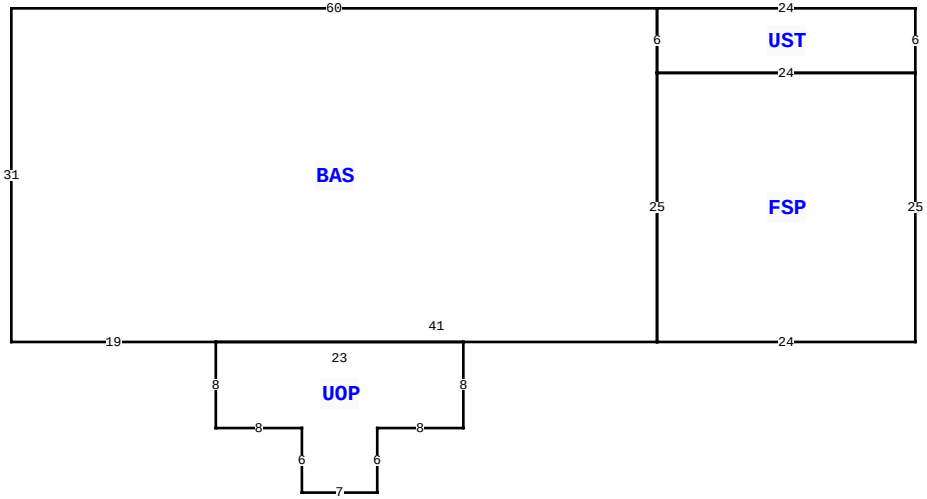
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,860	100		1,860	112,643
FSP	600	40		240	14,534
UOP	226	25		56	3,391
UST	144	45		65	3,936
TOTALS	2,830			2,221	134,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,221	114.7000	110.11	244,554	1999	2005	0	0	0	45.00	55.00

1 MANUF 2 100% - 2024 Heated Area: 1860 HX Base Yr 2024



110 SW ALOE CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0210	GARAGE U	0	100	24	45	1,080.00	UT	21.00	21.00	100	2007	2007	3	100	22,680	
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	520.00	UT	7.50	7.50	100	2007	2007	3	100	3,900	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,900	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,505
TOTAL MARKET OB/XF VALUE		40,880
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		212,385
SOH/AGL Deduction		0
ASSESSED VALUE		212,385
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,974
TOTAL JUST VALUE		212,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051463	Solar Power Syste	23,169	11/12/2024
000043019	Remodel	1,000	10/25/2021
000042932	Roof Replacement	7,300	10/08/2021
17331	M H	125	08/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/926	8/04/2023	WD	Q	I	01	285,000
GRANTOR: HUMANES PAUL E						
GRANTEE: RAY DONALD GENE						
1009/2695	3/15/2004	WD	Q	I		73,000
GRANTOR: BILLY W ELKINS						
GRANTEE: PAUL & SUSAN HUMANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E19 UOP= S8 E8 S6 E7 N6 E8 N8 W23$ E41 FSP= E24 N25 W24 S25$ N25 UST= E24 N6 W24 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 40,880

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 09/29/2023 BY ME Total Acres: 3.39 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS