LOT 27 CYPRESS CREEK S/D.
850-1434, DC 1197-921, PB 1206-1

SHISKA THEODORE
154 SW ALOE CT
LAKE CITY, FL 32024

2027

03-4S-16-02739-127

BUILDING CHARACTERISTICS

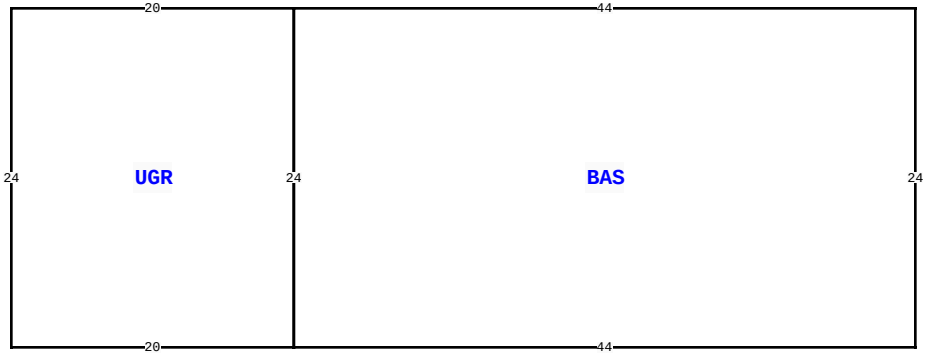
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,056	100		1,056	79,422
UGR	480	45		216	16,246
TOTALS	1,536			1,272	95,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,272	113.9000	105.93	134,743	2012	2012	0	0	0	29.00	71.00

2 MANUF 1 100% - 2022 Heated Area: 1056 HX Base Yr 2022



154 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	0166	CONC,PAVMT	0	100	24	60	1,440.00	UT	2.00	2.00	100	2014	2014	3	100	2,880	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	10	20	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,668
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		130,048
SOH/AGL Deduction		22,529
ASSESSED VALUE		107,519
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		6,108
TOTAL JUST VALUE		130,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30720	M H	584	01/16/2013
12597	M H	125	06/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/721	4/21/2021	WD	Q	I	01	110,000
GRANTOR: HUMANES TIMOTHY W						
GRANTEE: SHISKA THEODORE						
1436/719	4/19/2021	WD	U	I	30	100
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: HUMANES TIMOTHY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S24 E44 N24 $
UGR=[ORIG=-44,0] W20 S24 E20 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,880

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	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: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS