LOTS 29 & 30 CYPRESS CREEK S/D.
832-961, 903-1889, QC 1298-892,

WILLIAMS CATHERYN HAYDEN
6940 SE 83RD CT
NEWBERRY, FL 32669

2027

03-4S-16-02739-129

BUILDING CHARACTERISTICS

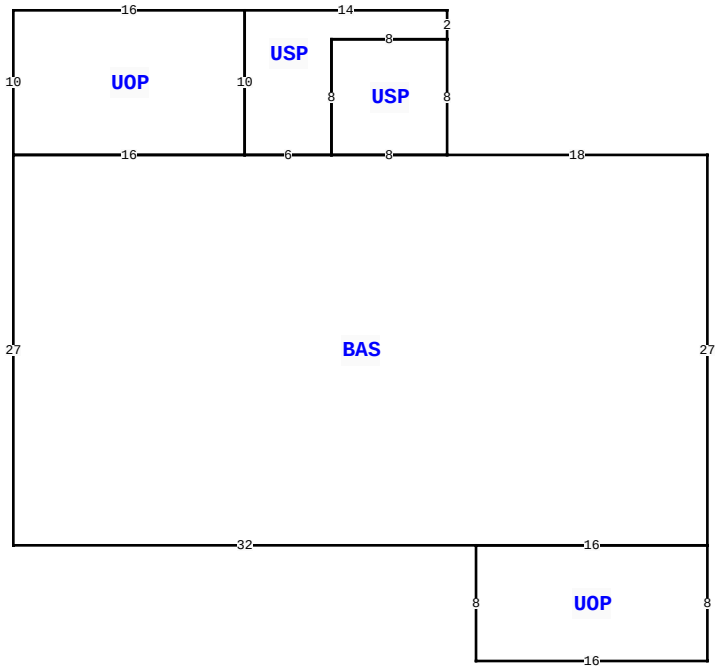
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	111,312
UOP	128	25		32	2,748
UOP	160	25		40	3,436
USP	64	35		22	1,890
USP	76	35		27	2,319
TOTALS	1,724			1,417	121,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,417	116.9000	108.72	154,056	1996	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2023 Heated Area: 1296 HX Base Yr 2023



275 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,704
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	151,154
SOH/AGL Deduction	0
ASSESSED VALUE	151,154
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	99,743
TOTAL JUST VALUE	151,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,464

LAND:1:1: 1.20 AC----2 LOTS = 1 BUILDABLE LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11198	M H	125	05/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2287	4/20/2022	WD	Q	I	01	134,500
GRANTOR: KENNEDY MARY E						
GRANTEE: WILLIAMS CATHERYN H						
1391/2540	8/19/2019	WD	Q	I	01	74,900
GRANTOR: TIMOTHY SEXTON						
GRANTEE: MARY E KENNEDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N8 W8 S8 E8$ W8 USP= N8 E8 N2 W14 S10 E6$ W6
UOP= N10 W16 S10 E16$ W16 S27 E32 UOP= S8 E16N8 W16$ E16
N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0.55	18,500.00	10,175.00	20,350							

REVIEW DATE 09/15/2022 BY CP Total Acres: 1.21 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS