E1/2 OF THE FOLLOWING: COMM
AT SE COR OF NW1/4, RUN N
1314.60 FT, E 99.81 FT FOR POB

CABALLERO CELEDONIO/ACEVEDO BRENDA
3493 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

26-4S-15-00401-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26415.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3484 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,228
TOTAL LAND VALUE - MARKET	14,405
TOTAL MARKET VALUE	30,633
SOH/AGL Deduction	2,620
ASSESSED VALUE	28,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,013
TOTAL JUST VALUE	30,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,633

BLDG:2:1: SIERRA/CLAY MH-SHERRY LANG MARTIN LIVES
PRMT:1:1: S. MARTIN MH RES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11039	M H	125	04/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/2024	4/01/2019	WD	Q	I	01	25,000
GRANTOR: PATRICIA H LANG						
GRANTEE: CELEDONIO CABALLERO						
1366/1782	8/13/2018	WD	U	I	12	20,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: PATRICIA H LANG						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0	0	16	14	224.00	UT	17.00	17.00	100	2008	2008	3	100	3,808	
8	0252	LEAN-TO W/	0	0	8	16	128.00	UT	2.50	2.50	100	2008	2008	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 16,228

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	9630	C	SWAMP	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	270.00	270.00	405							

REVIEW DATE 06/30/2016 BY DF Total Acres: 2.50 Total Land Value: 14,405 Market: 0 Agricultural: 0 Common: 14,405 PRINTED 03/25/2026 BY SYS