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

2027

26-4S-15-00401-003

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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	16,405
TOTAL MARKET VALUE	26,405
SOH/AGL Deduction	1,285
ASSESSED VALUE	25,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,120
TOTAL JUST VALUE	26,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,405

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	16,000.00	16,000.00	16,000							
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 10/14/2025 BY JB Total Acres: 2.50 Total Land Value: 16,405 Market: 0 Agricultural: 0 Common: 16,405 PRINTED 11/17/2026 BY SYS