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

MARTIN SHERRY
3448 SW CYPRESS LAKE ROAD
LAKE CITY, FL 32024

2027

26-4S-15-00401-005

BUILDING CHARACTERISTICS

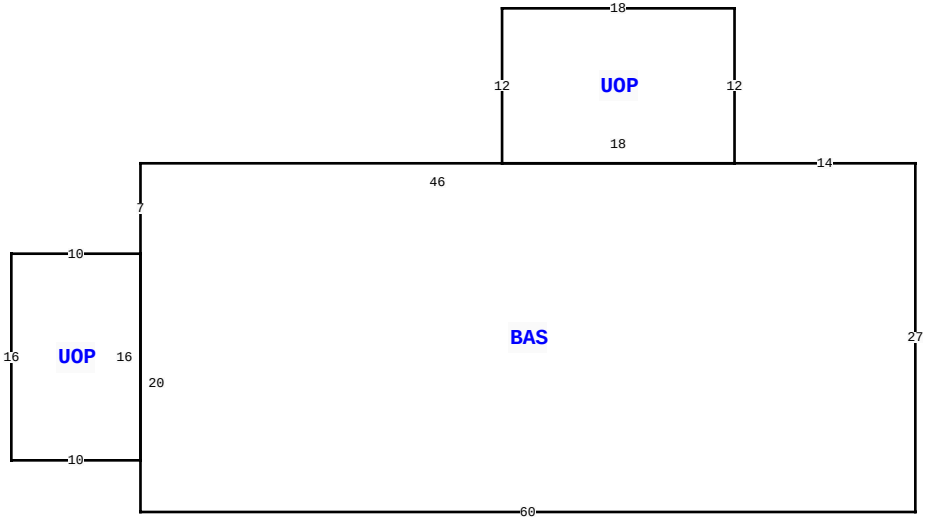
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,620	100		1,620	40,558
UOP	160	25		40	1,002
UOP	216	25		54	1,352
TOTALS	1,996			1,714	42,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	104.3100	62.59	107,279	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2018 Heated Area: 1620 HX Base Yr 2018



3448 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	30	40	1,200.00	UT	3.00	3.00	100	2016	2016	3	100	3,600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,912
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		64,312
SOH/AGL Deduction		31,661
ASSESSED VALUE		32,651
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,651
TOTAL JUST VALUE		64,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,312

SALE:2:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/1806	11/30/2005	WD	Q	V	01	100
GRANTOR: YVONNE & JOYCE LANG A						
GRANTEE: SHERRY MARTIN						
0766/1350	10/21/1992	WD	U	V	11	0
GRANTOR: LANG ESTATE						
GRANTEE: YVONNE LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N12 W18 S12 E18$ W46 S7 UOP= W10 S16 E10 N16$ S20 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,400

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 10/14/2025 BY JB Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS