LOT 8 BLOCK A LANGTREE S/D.

802-825, 937-411, CT 1308-2641

VIZUETA MAGRUDER ERNESTO
517 SEMINOLE AVE
LONGWOOD, FL 32750-4330

2027

26-4S-15-00401-108

BUILDING CHARACTERISTICS

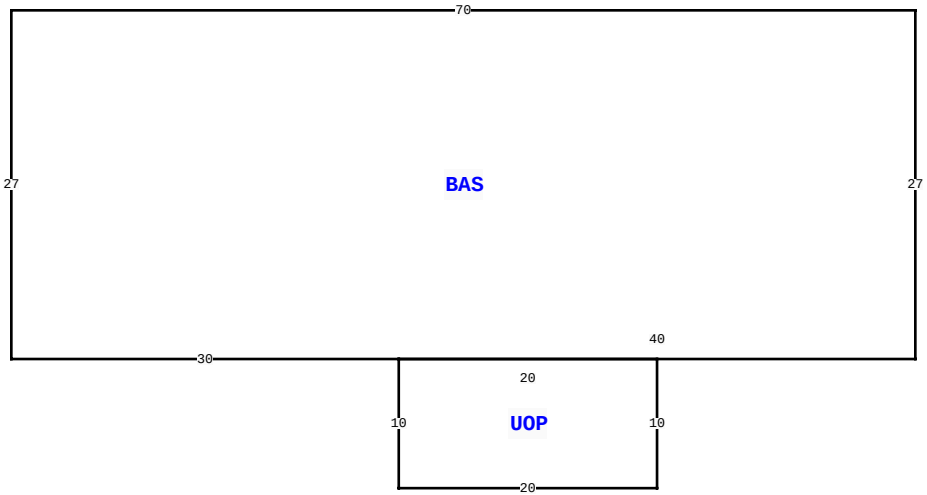
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	112,048
UOP	200	25		50	2,965
TOTALS	2,090			1,940	115,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,940	115.9000	107.79	209,113	1998	2005	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1890 HX Base Yr



3333 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,012
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	188,712
SOH/AGL Deduction	6,498
ASSESSED VALUE	182,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,214
TOTAL JUST VALUE	188,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,950

SALE:1:1: LOT 8 BLOCK A LANGTREE

BLDG:1:1: PIONEER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18731	M H	125	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1375	2/17/2017	WD	Q	I	01	94,000
GRANTOR: JONI JEMIOLO						
GRANTEE: MAGRUDER ERNESTO VI						
1317/1816	6/09/2016	WD	U	I	12	26,000
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: JONI JEMIOLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E30 UOP= S10 E20 N10 W20$ E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/14/2025 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS