

LOT 10 BLOCK A LANGTREE S/D.  
785-1830, 840-1828,1829, 852-166

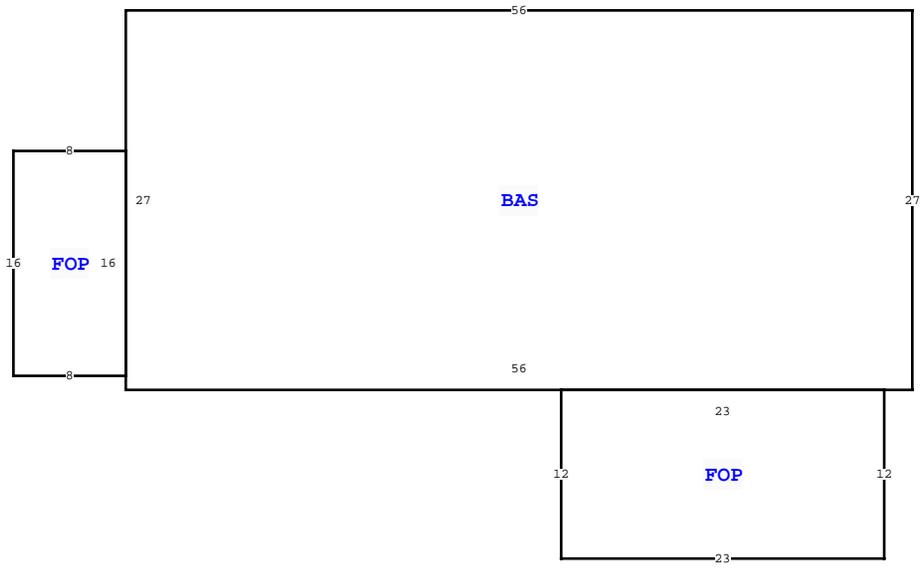
LEE DIANA MARIE/LEE KEITH  
3231 SW CYPRESS LAKE RD  
LAKE CITY, FL 32024

**2026**

26-4S-15-00401-110

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2021	Heated Area: 1512			HX Base Yr 2021				



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	1,512	100		1,512	90,927
FOP	128	35		45	2,706
FOP	276	35		97	5,833
TOTALS	1,916			1,654	99,466

3195 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020		100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
3	0031	BARN,MT AE	0	100	24	35	1.00	UT	12,500.00	12,500.00	100	2021	2020		100	12,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

TOTAL OB/XF 24,700

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							
2	0000	C	VAC RES	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		99,466	
TOTAL MARKET OB/XF VALUE		24,700	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		189,166	
SOH/AGL Deduction		77,516	
ASSESSED VALUE		111,650	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		60,239	
TOTAL JUST VALUE		189,166	
NCON VALUE		500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045575	Electrical Servic	0	09/28/2022
40541	STORAGE	0	09/16/2020
20495	M H	125	03/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/2767	11/17/2022	LE U	I	14		100
GRANTOR: LEE DIANA MARIE (ENH)						
GRANTEE: SMITH ALYSSA (RMDR)						
1409/0891	4/03/2020	WD Q	I	01		117,500
GRANTOR: BRYAN FORT						
GRANTEE: DIANE MARIE & KEITH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W56 S27 E56 N27 \$
FOP=[ORIG=-25,27] E23 S12 W23 N12 \$
FOP=[ORIG=-64,10] E8 S16 W8 N16 \$