

LOT 10 BLOCK B LANGTREE S/D  
773-2080, WD 1077-2589, DC  
1368-1080, CT 1402-130,

JAMES PHYLLIS WYLENTHIA  
3282 SW CYPRESS LAKE RD  
LAKE CITY, FL 32024-4452

2026

26-4S-15-00401-130

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	04	04	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
BAS	1,782	100	
FOP	60	35	
UOP	240	25	
TOTALS	2,082		
		1,863	129,885

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	0%	- 2021	Heated Area: 1782			HX Base Yr				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			129,885	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			201,885	
SOH/AGL Deduction			41,418	
ASSESSED VALUE			160,467	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			160,467	
TOTAL JUST VALUE			201,885	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			194,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15726	M H	125	07/01/1999
8346	M H	125	05/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1602	7/15/2020	WD Q	Q	I	01	140,000
GRANTOR: JENNIFER G & JAMES SC						
GRANTEE: PHYLLIS WYLENTHIA J						
1408/0268	3/13/2020	WD U	U	I	12	50,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: JENNIFER & JAMES SC						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3 100
TOTAL OB/XF 7,000												

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W6 FOP= N6 W10 S6 E10\$ W60 S27 E22 UOP= S10 E24 N10 W24\$ E44 N27\$.												

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
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00 UNIT PRICE 65,000.00 ADJ UNIT PRICE 65,000.00 LAND VALUE 65,000												