

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	135,243

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																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/07/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,243
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			207,243
SOH/AGL Deduction			46,776
ASSESSED VALUE			160,467
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			160,467
TOTAL JUST VALUE			207,243
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	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	

BUILDING NOTES											
<p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p>											

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

LAND DESCRIPTION												TOTAL OB/XF												
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							