COMM SW COR OF SE1/4 OF NW1/4, R
NE 32.14 FT FOR POB, CONT NE 30.
242.26 FT, W 301.78 FT, S 270 FT

LANG JAMES W JR
3198 CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

26-4S-15-00403-001

BUILDING CHARACTERISTICS

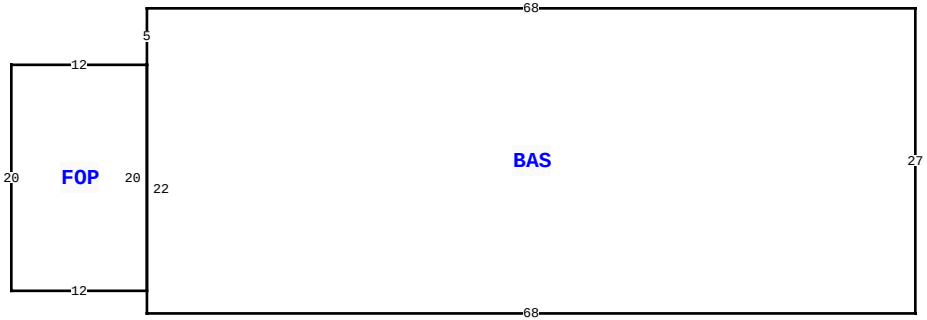
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,070
FOP	240	35		84	2,336
TOTALS	2,076			1,920	53,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	115.9000	69.54	133,517	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2015 Heated Area: 1836 HX Base Yr 2015



3198 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,407
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	29,120
TOTAL MARKET VALUE	91,727
SOH/AGL Deduction	28,416
ASSESSED VALUE	63,311
TOTAL EXEMPTION VALUE	HX HB 38,311
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	91,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,727

SALE:2:1: $.70 STAMPS

BLDG:1:1: FLEE MH (RP'D-JAMES W/PREPA G LANG)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041784	Roof Replacement	4,700	04/22/2021
16080	M H	125	09/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2299	4/09/2024	LE	U	I	14	100
GRANTOR: LANG JAMES W JR						
GRANTEE: LANG JAMES W JR (EN						
1265/1103	11/19/2013	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LANG						
GRANTEE: JAMES W LANG JR (HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S5 FOP= W12 S20 E12 N20$ S22 E68 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	1.82	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,120							

REVIEW DATE 10/14/2025 BY JB Total Acres: 1.82 Total Land Value: 29,120 Market: 0 Agricultural: 0 Common: 29,120 PRINTED 11/17/2026 BY SYS