

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

2026

26-4S-15-00403-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,836	100	
FOP	240	35	
TOTALS	2,076		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2015		Heated Area: 1836					HX Base Yr	2015

BAS

FOP

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				56,079		
TOTAL MARKET OB/XF VALUE				9,200		
TOTAL LAND VALUE - MARKET				29,120		
TOTAL MARKET VALUE				94,399		
SOH/AGL Deduction				32,932		
ASSESSED VALUE				61,467		
TOTAL EXEMPTION VALUE				HX HB 36,467		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				94,399		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				87,165		
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\$.						

EXTRA FEATURES												3198 SW CYPRESS LAKE RD, LAKE CITY		BLD DATE	LGL DATE	LAND DATE	05/06/2026	MLU
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	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		

LAND DESCRIPTION												TOTAL OB/XF												9,200				
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	1.82	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,120											