

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

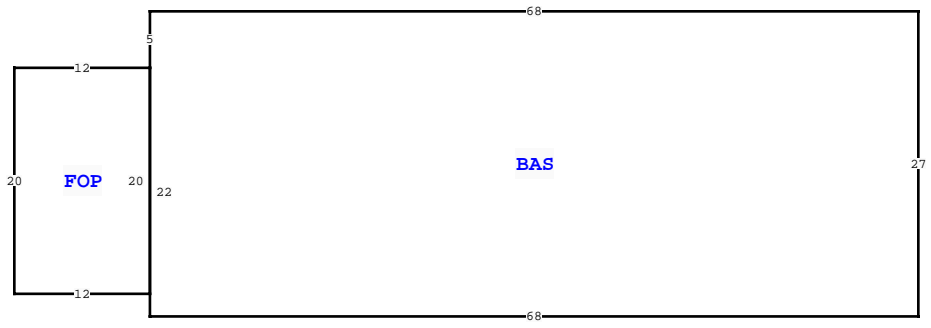
LANG JAMES W JR
3198 CYPRESS LAKE RD
LAKE CITY, FL 32024

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 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
Architactual	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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		30,260	
ASSESSED VALUE		61,467	
TOTAL EXEMPTION VALUE		HX HB 36,467	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		91,727	
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	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)

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0252	LEAN-TO W/	0.00
2	0190	FPLC PF	1,200.00
3	9945	Well/Sept	7,000.00
4	0252	LEAN-TO W/	0.00

3198 SW CYPRESS LAKE RD, LAKE CITY

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

BUILDING NOTES			

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

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	100		A-1	0.00	0.00	1.82	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,120							