

COMM SW COR OF SE1/4 OF NW1/4, R
718.61 FT FOR POB, CONT E 347.96
W 347.96 FT, S 270 FT TO POB.

LANG JOHN D/LANG SHIRLEY ANN
2884 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

26-4S-15-00403-003
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 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 | | 2 100 | |
| Bathrooms | | 2 100 | |
| Stories | 1. | 1. 100 | |
| Architctual | 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 | 924 | 100 | |
| TOTALS | 924 | | 25,037 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-----------------------------|--|----------|---------|----------|----------|-----------|---------|--|--|--|--|------------|-----|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | |
| 1 | MOBILE HME | 0% | 0 | | | | | | | | | Heated Area: 924 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></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | 05/06/2026 | MLU |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | | 05/06/2026 | MLU | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 25,037 | |
| TOTAL MARKET OB/XF VALUE | | 14,750 | |
| TOTAL LAND VALUE - MARKET | | 34,560 | |
| TOTAL MARKET VALUE | | 74,347 | |
| SOH/AGL Deduction | | 16,282 | |
| ASSESSED VALUE | | 58,065 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 58,065 | |
| TOTAL JUST VALUE | | 74,347 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 70,027 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 25286 | M H | 498 | 12/06/2006 |
| 23723 | M H | 493 | 10/17/2005 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1239/2204 | 8/01/2012 | WD | U | V | 11 | 100 |
| GRANTOR: JENNY C LANG | | | | | | |
| GRANTEE: JOHN D LANG & SHIRL | | | | | | |
| 1218/1955 | 7/27/2011 | WD | U | V | 11 | 100 |
| GRANTOR: JENNY C LANG | | | | | | |
| GRANTEE: JENNY C LANG & JOHN | | | | | | |

| 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 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 250 | |
| 3 | 0255 | MBL HOME S | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 14,750 | | | |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|
| 171 SW LANGVILLE, LAKE CITY | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W66 S14 E66 N14\$. | | | | | | | | | | | | | |

| 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 | 0.72 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 11,520 | | | | | | | | | | |
| 2 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 1.44 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 23,040 | | | | | | | | | | |