LOT 10 A C MILTON TRACT S/D UNRE
COMM NW COR OF NE1/4, RUN S 39.7
FT TO POB, CONT E 584.86 FT, S 7

CUPP MARTIN ANDREW JR/CUPP AMANDA LYNN
470 SW HERITAGE CT
LAKE CITY, FL 32024

2027

32-5S-17-09475-110

BUILDING CHARACTERISTICS

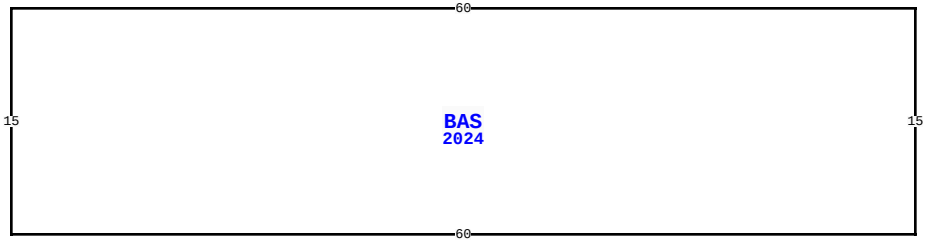
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	93,865
TOTALS	900			900	93,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	900	112.0000	107.52	96,768	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 0% - 2024 Heated Area: 900 HX Base Yr 2024



470 SW HERITAGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	100	32	36	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,607
TOTAL MARKET OB/XF VALUE		22,800
TOTAL LAND VALUE - MARKET		104,310
TOTAL MARKET VALUE		381,717
SOH/AGL Deduction		89,506
ASSESSED VALUE		292,211
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,800
TOTAL JUST VALUE		381,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053111	Mobile Home		05/14/2025
000047183	Mobile Home		05/09/2023
17310	RECONNECT	50	08/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1979	8/06/2020	WD	Q	I	01	75,000
GRANTOR: MELISA KEY FLINT						
GRANTEE: MARTIN ANDREW JR &						
1271/1354	3/24/2014	WD	U	I	14	100
GRANTOR: ROBERT FRED FLINT (LI						
GRANTEE: MELISA KEY FLINT (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,11] E60 S15 W60 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,800

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			0.00	0.00	11.59	AC		1.00	1.00	1.00	9,000.00	9,000.00	104,310							

REVIEW DATE 07/23/2025 BY randall Total Acres: 11.59 Total Land Value: 104,310 Market: 0 Agricultural: 0 Common: 104,310 PRINTED 11/17/2026 BY SYS

LOT 10 A C MILTON TRACT S/D UNRE
COMM NW COR OF NE1/4, RUN S 39.7
FT TO POB, CONT E 584.86 FT, S 7

CUPP MARTIN ANDREW JR/CUPP AMANDA LYNN
470 SW HERITAGE CT
LAKE CITY, FL 32024

2027

32-5S-17-09475-110

BUILDING CHARACTERISTICS

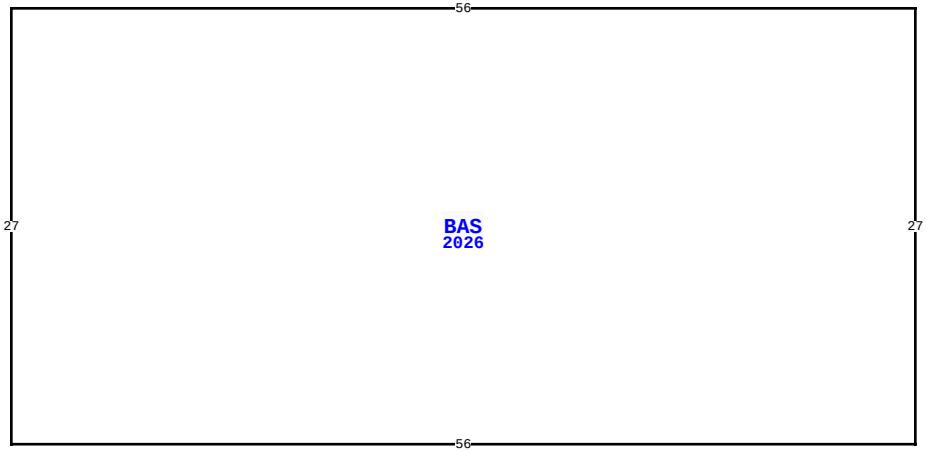
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	160,742
TOTALS	1,512			1,512	160,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 100% - 2026 Heated Area: 1512 HX Base Yr 2024



470 SW HERITAGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,607
TOTAL MARKET OB/XF VALUE		22,800
TOTAL LAND VALUE - MARKET		104,310
TOTAL MARKET VALUE		381,717
SOH/AGL Deduction		89,506
ASSESSED VALUE		292,211
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,800
TOTAL JUST VALUE		381,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1979	8/06/2020	WD	Q	I	01	75,000
GRANTOR: MELISA KEY FLINT						
GRANTEE: MARTIN ANDREW JR &						
1271/1354	3/24/2014	WD	U	I	14	100
GRANTOR: ROBERT FRED FLINT (LI						
GRANTEE: MELISA KEY FLINT (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,12] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/23/2025 BY randall Total Acres: 11.59 Total Land Value: 104,310 Market: 0 Agricultural: 0 Common: 104,310 PRINTED 11/17/2026 BY SYS