

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

2026

32-5S-17-09475-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	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
BAS	900	100	2024
TOTALS	900		98,754

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	0%	- 2024	Heated Area: 900			HX Base Yr 2024																
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> 60 60 15 15 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2024 </div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		267,868	
TOTAL MARKET OB/XF VALUE		22,800	
TOTAL LAND VALUE - MARKET		104,310	
TOTAL MARKET VALUE		394,978	
SOH/AGL Deduction		105,149	
ASSESSED VALUE		289,829	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		238,418	
TOTAL JUST VALUE		394,978	
NCON VALUE		172,114	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,906	

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						

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	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	

LAND DESCRIPTION													TOTAL OB/XF				22,800							
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			0.00	0.00	11.59	AC		1.00	1.00	1.00	9,000.00	9,000.00	104,310							

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

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

