

LOT 6 CYPRESS LAKE HILLS S/D.  
EX 2.13 AC DESC IN WD 1361-1645.

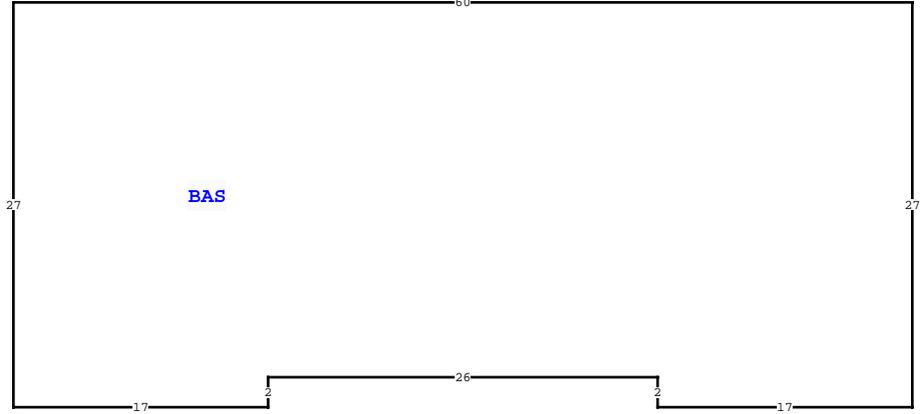
PITTS CODY W/PITTS MISTY D  
287 SW HORSE WAY  
LAKE CITY, FL 32024

**2026**

35-4S-15-00407-106  
VALUATION SUMMARY

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
Architectual	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	35415.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
TOTALS	1,568		1,568 45,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2019		114,495	1995	1995	0	0	60.00	40.00
				Heated Area: 1568			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			45,798
TOTAL MARKET OB/XF VALUE			57,222
TOTAL LAND VALUE - MARKET			40,320
TOTAL MARKET VALUE			143,340
SOH/AGL Deduction			52,978
ASSESSED VALUE			90,362
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			38,951
TOTAL JUST VALUE			143,340
NCON VALUE			21,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,206

SALE:4:1: LOT 6 CYPRESS LAKE  
SALE:3:1: ASSIGNMENT OF AGREEMENT FOR DEED  
SALE:2:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054181	Mobile Home		10/01/2025
000054124	Right-of-Way Acce		09/22/2025
38494	PUMP/UTPOL	50	08/19/2019
37976	POOL	281	04/11/2019
33777	M H	626	02/18/2016
7667	PUMP/UTPOL	25	10/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1642	6/01/2018	WD	U	I	11	100
GRANTOR: DANIEL B HILL JR & WA						
GRANTEE: CODY W & MISTY D PI						
1270/0046	2/21/2014	QC	U	I	11	100
GRANTOR: DANIEL B HILL JR & WA						
GRANTEE: DANIEL B HILL JR &						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0294	SHED WOOD/	0 100	8 12	1.00	UT 0.00
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT 0.00
3	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00
4	9945	Well/Sept	0 100	0 0	1.00	UT 7,000.00
5	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00
6	0040	BARN, POLE	0 100	0 0	1.00	UT 0.00
7	0169	FENCE/WOOD	0 100	0 0	1.00	UT 0.00
8	0294	SHED WOOD/	0 100	0 0	1.00	UT 0.00
9	0252	LEAN-TO W/	0 100	0 0	1.00	UT 0.00
10	0252	LEAN-TO W/	0 100	0 0	1.00	UT 0.00

TOTALS												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						05/06/2026	MLU					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E17 N2 E26 S2 E17 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	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,180							

