

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

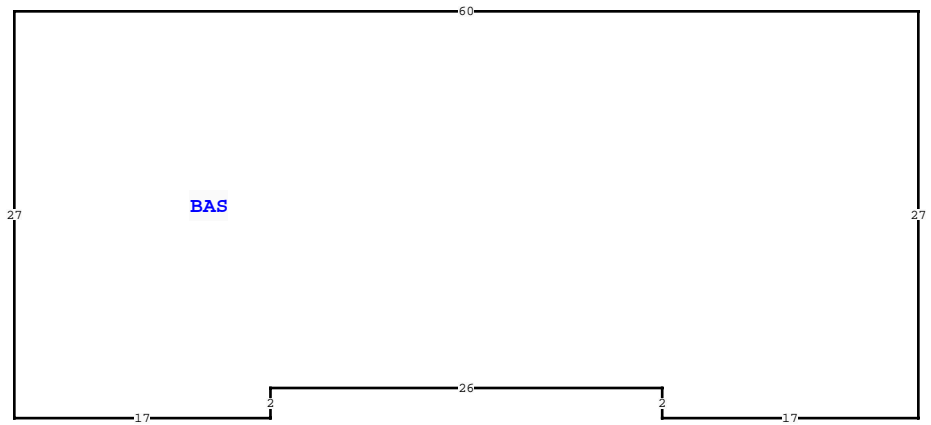
PITTS CODY W/PITTS MISTY D
287 SW HORSE WAY
LAKE CITY, FL 32024

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 43,616

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		109,039	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			43,616
TOTAL MARKET OB/XF VALUE			57,222
TOTAL LAND VALUE - MARKET			40,320
TOTAL MARKET VALUE			141,158
SOH/AGL Deduction			50,796
ASSESSED VALUE			90,362
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			38,951
TOTAL JUST VALUE			141,158
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	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTALS											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU				
287 SW HORSE WAY, LAKE CITY											

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							

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ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY				
													VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 43,616 TOTAL MARKET OB/XF VALUE 57,222 TOTAL LAND VALUE - MARKET 40,320 TOTAL MARKET VALUE 141,158 SOH/AGL Deduction 50,796 ASSESSED VALUE 90,362 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 38,951 TOTAL JUST VALUE 141,158 NCON VALUE 21,500 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,206						
DOR CODE 0200 MOBILE HOME													PERMIT NUM DESCRIPTION AMT ISSUED						
MAP NUM MKT AREA 02													SALES DATA OFF RECORD Number DATE TYPE INST Q / 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 &						
NEIGHBORHOOD/LOC 35415.010 1.00/													BUILDING NOTES						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING DIMENSIONS			
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE			

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
11	0280	POOL R/CON	0 100	14	28	392.00	UT	70.00	70.00	100	2019	2019	3	89	24,422	
12	0060	CARPORT F	0 100	0	0	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	
13	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
14	0264	PRCH,FSP	0 100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
15	0252	LEAN-TO W/	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
TOTAL OB/XF 45,922																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV