LOT 9 CYPRESS LAKE HILLS S/D.
ORB 602-519, 669-391, WD 880-317

MCCUTCHEON BERNARD/MCCUTCHEON ROSIE
447 SW HORSE WAY
LAKE CITY, FL 32024

2026

35-4S-15-00407-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

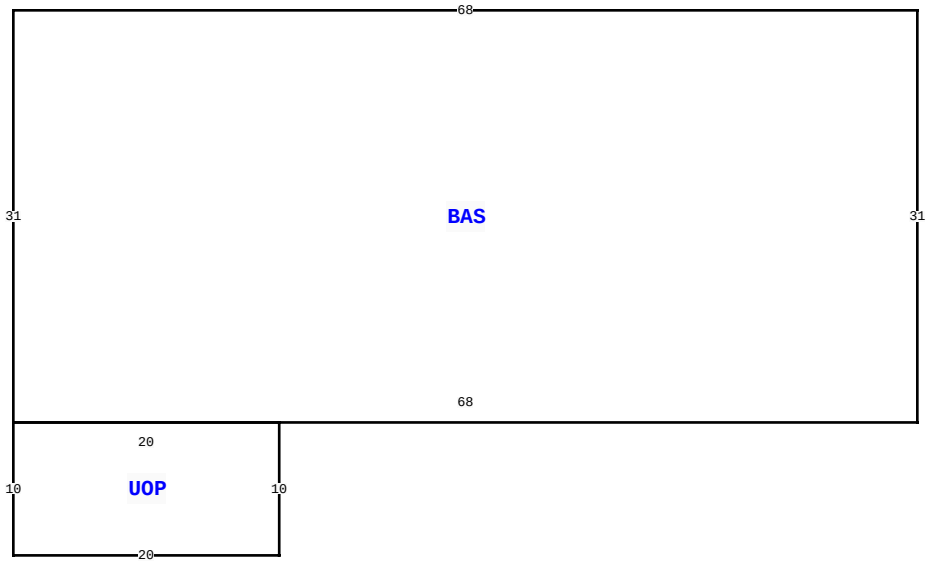
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	124,137
UOP	200	25		50	2,945
TOTALS	2,308			2,158	127,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,158	113.9000	107.07	231,057	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 2108 HX Base Yr 2003



447 SW HORSE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,081
TOTAL MARKET OB/XF VALUE		9,550
TOTAL LAND VALUE - MARKET		50,300
TOTAL MARKET VALUE		186,931
SOH/AGL Deduction		90,388
ASSESSED VALUE		96,543
TOTAL EXEMPTION VALUE	98 HX HB	96,543
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		186,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18169	M H	125	04/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0669/0391	11/05/1988	AD	Q	V		12,000

GRANTOR: JIM JEAN AUCTIONS
GRANTEE: MCCUTCHEON BERNARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 UOP= S10 E20 N10 W20$ E68 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 9,550

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		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300							

REVIEW DATE 07/05/2016 BY DF Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 01/08/2026 BY SYS