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

**2027**

**35-4S-15-00407-109**

## BUILDING CHARACTERISTICS

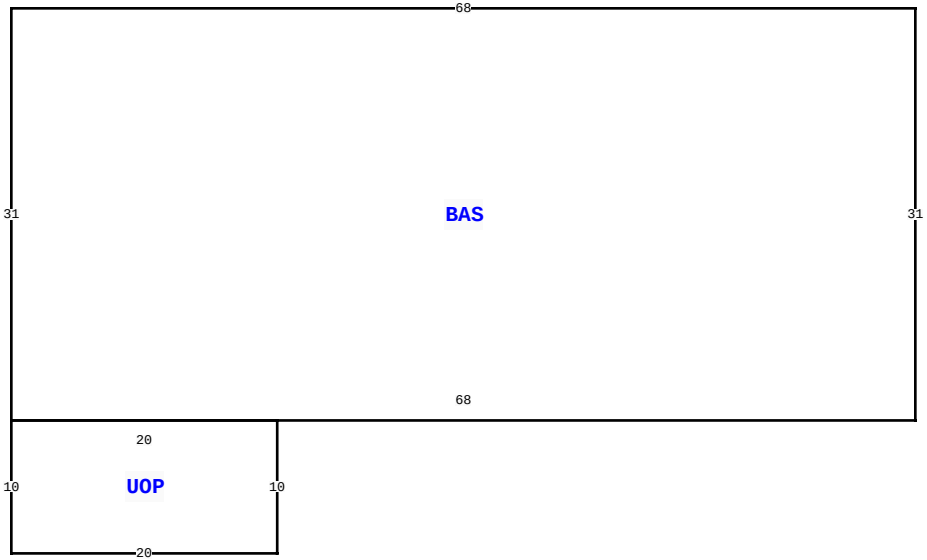
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 122,815 |
| UOP | 200 | 25 | | 50 | 2,913 |
| TOTALS | 2,308 | | | 2,158 | 125,728 |

## 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 | 105.93 | 228,597 | 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 | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 125,728 |
| TOTAL MARKET OB/XF VALUE | 9,550 |
| TOTAL LAND VALUE - MARKET | 65,390 |
| TOTAL MARKET VALUE | 200,668 |
| SOH/AGL Deduction | 101,518 |
| ASSESSED VALUE | 99,150 |
| TOTAL EXEMPTION VALUE | 98 HX HB 99,150 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 200,668 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 202,021 |

| 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$.

## 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 | 13,000.00 | 13,000.00 | 65,390 | | | | | | | |

REVIEW DATE 07/05/2016 BY DF Total Acres: 5.03 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS