LOT 14 CYPRESS LAKE HILLS S/D.
ORB 602-519, 644-451, 741-1144,

JOHNSON SYLVESTER/JOHNSON IDA MAE
200 SW ROSWELL CT
LAKE CITY, FL 32024

2026

35-4S-15-00407-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

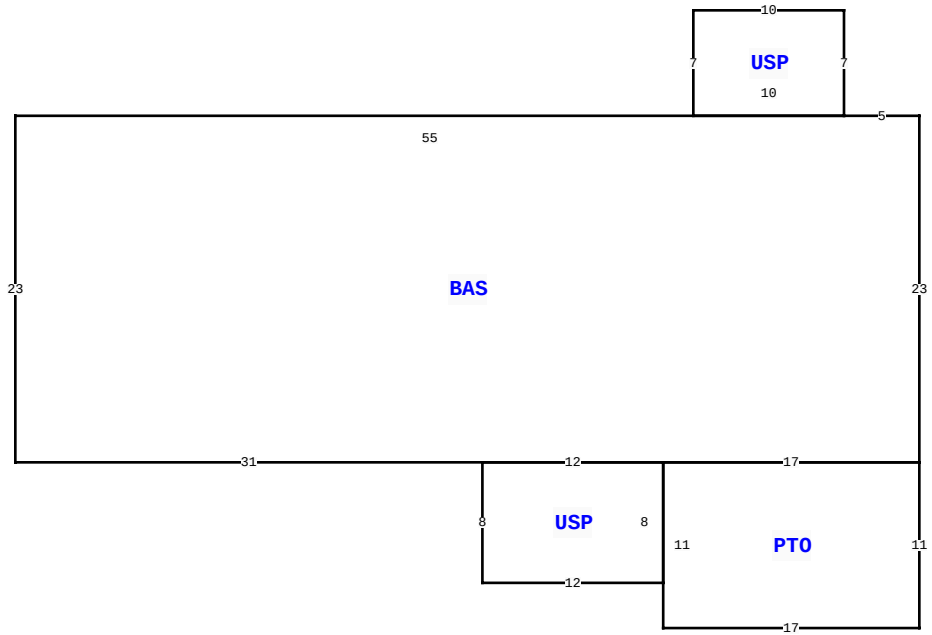
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 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	1,380	100		1,380	36,830
PTO	187	5		9	240
USP	70	35		24	640
USP	96	35		34	907
TOTALS	1,733			1,447	38,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,447	105.9000	66.72	96,544	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1380 HX Base Yr



200 SW ROSWELL CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,618
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		118,818
SOH/AGL Deduction		67,780
ASSESSED VALUE		51,038
TOTAL EXEMPTION VALUE	HX HB	26,038
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,977

XFOB:1:1: PEACHTREE M H

LAND:1:1: LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0644/0451	8/11/1987	AD	Q	V		10,495

GRANTOR: JIM JEAN AUCTIONS

GRANTEE: JOHNSON SYLVESTER &

0602/0519	9/01/1986	WD	Q	V	01	142,130

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 USP= N7 W10 S7 E10$ W55 S23 E31 USP= S8 E12 N8 W12$ E12 PTO= S11 E17 N11 W17$ E17 N23$.

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	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	7.50	AC		1.00	1.00	0.80	12,000.00	9,600.00	72,000							

REVIEW DATE 07/05/2016 BY DF Total Acres: 7.50 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 05/08/2026 BY SYS