LOT 16 CYPRESS LAKE HILLS S/D.
602-519, 831-197, WD 1469-474, W

GARCIA J. CARMEN/PIZANO ISABEL ORTEGA
86 S STUART CIR
GREENACRES, FL 33463

2026

35-4S-15-00407-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

146 SW ROSEWELL CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,104
TOTAL MARKET VALUE	52,104
SOH/AGL Deduction	12,094
ASSESSED VALUE	40,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,010
TOTAL JUST VALUE	52,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,080

LAND:1:1: PARTLY LOW AND WET.

SALE:1:1: LOT 16

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053348	Mobile Home		06/11/2025
000051804	Right-of-Way Acce		12/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2281	7/11/2022	WD	U	V	37	44,000
GRANTOR: LAND BUY USA II, LLC						
GRANTEE: GARCIA J. CARMEN						
1469/474	6/15/2022	WD	U	V	37	25,000
GRANTOR: HILL JIMMIE L						
GRANTEE: LAND BUY USA II, LL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.80	13,000.00	10,400.00	52,104							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.01 Total Land Value: 52,104 Market: 0 Agricultural: 0 Common: 52,104 PRINTED 06/19/2026 BY SYS