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

2027

35-4S-15-00407-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

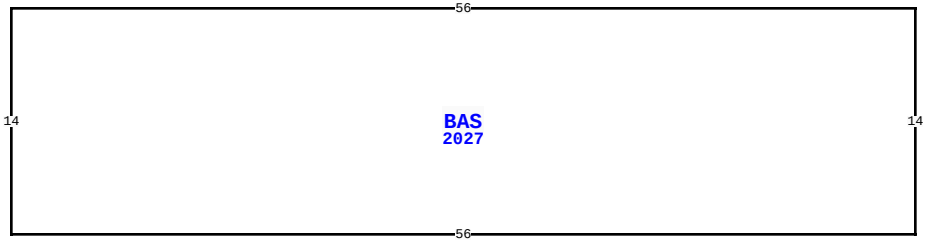
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2027	784	15,241
TOTALS	784			784	15,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	81.0000	48.60	38,102	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2027 Heated Area: 784 HX Base Yr



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	15,241
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	52,104
TOTAL MARKET VALUE	74,345
SOH/AGL Deduction	8,093
ASSESSED VALUE	66,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,252
TOTAL JUST VALUE	74,345
NCON VALUE	22,241
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,104

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

BAS=[YR=2027;ORIG=12,11] E56 S14 W56 N14 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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 11/17/2026 BY SYS