LOT 19 CYPRESS LAKE HILLS S/D.
602-519, 625-417, 645-104, 839-7

ENGLE WILLIAM E/ENGLE SUSAN K
654 SW HORSE WAY
LAKE CITY, FL 32024

**2027**

**35-4S-15-00407-119**

## BUILDING CHARACTERISTICS

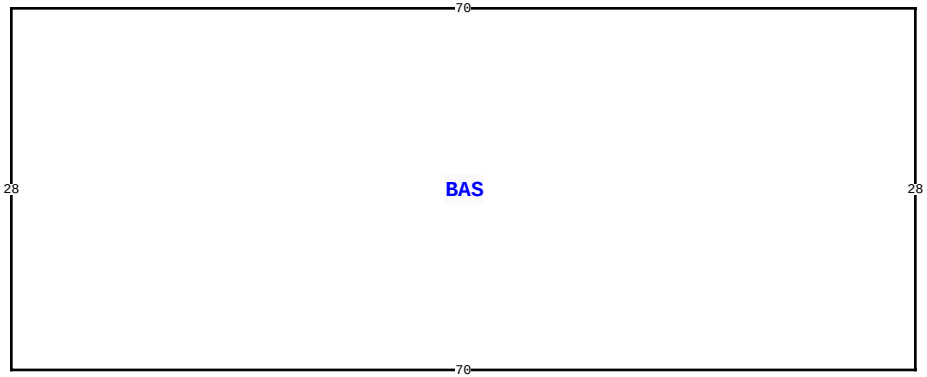
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 1,960 | 100 | | 1,960 | 54,519 |
| TOTALS | 1,960 | | | 1,960 | 54,519 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,960 | 115.9000 | 69.54 | 136,298 | 1999 | 1999 | 0 | 0 | 0 | 60.00 | 40.00 |

3 MOBILE HME 50% - 2000 Heated Area: 1960 HX Base Yr




652 SW HORSE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 11/23/1998 ME | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| 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 | 0296 | SHED METAL | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 100 | |
| 2 | 0070 | CARPORT UF | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 750 | |
| 3 | 0261 | PRCH, UOP | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |
| 4 | 9945 | Well/Sept | 0 | 50 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0296 | SHED METAL | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 600 | |
| 6 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 54,519 |
| TOTAL MARKET OB/XF VALUE | | 11,550 |
| TOTAL LAND VALUE - MARKET | | 72,800 |
| TOTAL MARKET VALUE | | 138,869 |
| SOH/AGL Deduction | | 40,689 |
| ASSESSED VALUE | | 98,180 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 73,180 |
| TOTAL JUST VALUE | | 138,869 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,869 |

XFOB:2:1: SPRINGHILL M H

XFOB:1:1: DEROSE PARK M H

BLDG:1:1: SPRINGHILL MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14705 | M H | 125 | 11/06/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0839/0790 | 4/28/1997 | WD | Q | V | 04 | 0 |
| GRANTOR: JIM JEAN AUCTIONS | | | | | | |
| GRANTEE: WILLIAM E & SUSAN E | | | | | | |
| 0625/0417 | 10/20/1986 | AG | Q | V | | 10,100 |
| GRANTOR: JIM JEAN AUCTIONS | | | | | | |
| GRANTEE: ENGLE WILLIAM E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W70 S28 E70 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 11,550

| 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 | 50 | | A-1 | 0.00 | 0.00 | 2.80 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 36,400 | | | | | | | |
| 2 | 0000 | C | VAC RES | 50 | | 00 | 0.00 | 0.00 | 2.80 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 36,400 | | | | | | | |

REVIEW DATE 07/05/2016 BY DF Total Acres: 5.60 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 11/17/2026 BY SYS