LOT 21 CYPRESS LAKE HILLS S/D.
602-519, 616-240, WD 831-198, WD

ALFONSO VINCENTE STEVEN/MANGUS ASHLEIGH MARIE
378 SW HORSE WAY
LAKE CITY, FL 32024-0496

2026

35-4S-15-00407-121

BUILDING CHARACTERISTICS

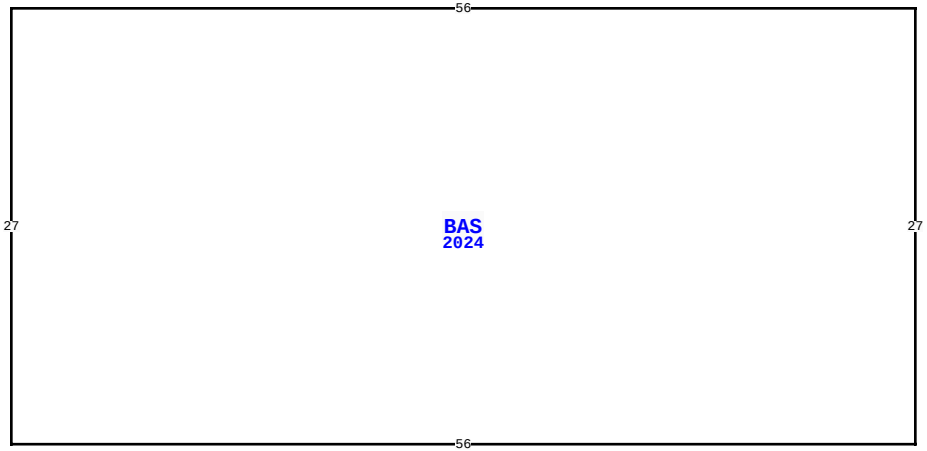
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,512	100	2024	1,512	37,721
TOTALS	1,512			1,512	37,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	103.9500	62.37	94,303	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1512 HX Base Yr 2024



378 SW HORSE WAY, LAKE CITY

BLD DATE		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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,721
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		109,851
SOH/AGL Deduction		17,537
ASSESSED VALUE		92,314
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,903
TOTAL JUST VALUE		109,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38341	M H	479	07/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/2701	7/25/2019	WD	Q	I	01	74,800
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: VINCENTE STEVEN ALF						
1374/2252	12/10/2018	QC	U	V	11	100
GRANTOR: MIGUEL ALMEIDA						
GRANTEE: ANNA RETHERFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,18] E56 S27 W56 N27 $
.

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 02/29/2024 BY RP Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 06/19/2026 BY SYS