

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
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,512	100	2024
TOTALS	1,512		1,512
TOTALS			39,608

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2024								
				Heated Area: 1512			HX Base Yr	2024			

BAS
2024

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,608
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		111,738
SOH/AGL Deduction		19,424
ASSESSED VALUE		92,314
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,903
TOTAL JUST VALUE		111,738
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						

EXTRA FEATURES		378 SW HORSE WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

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

BUILDING NOTES	

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							