

LOT 22 CYPRESS LAKE HILLS S/D.  
602-519, 607-457, 736-897, WD 11

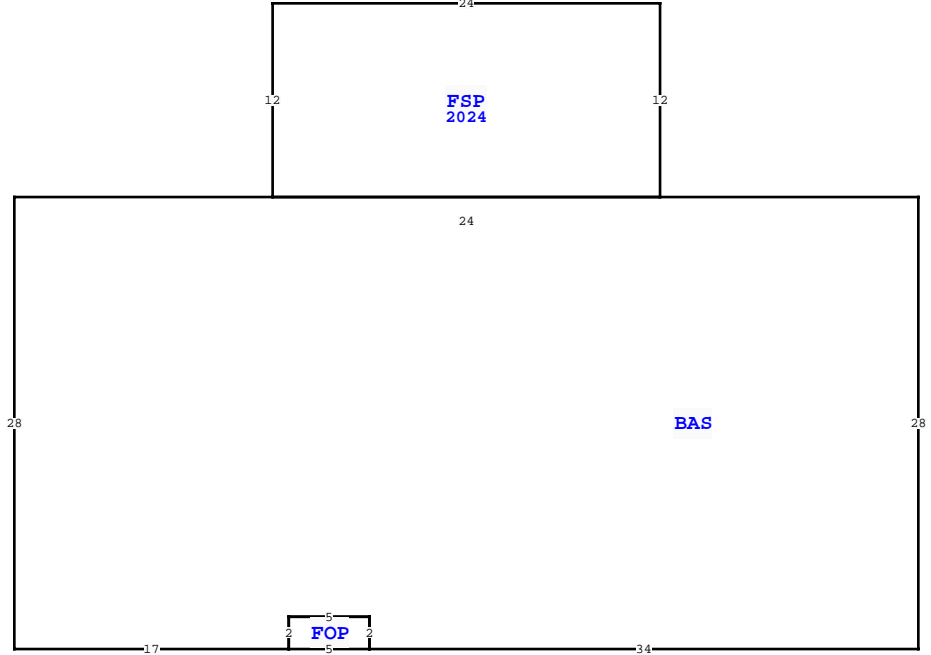
ABDALLA WENDY  
310 SW HORSE WAY  
LAKE CITY, FL 32024

**2026**

35-4S-15-00407-122  
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	- 2026	Heated Area: 1558		HX Base Yr 2026						



EXTRA FEATURES																
L N	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	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	1,500	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,500	
310 SW HORSE WAY, LAKE CITY															

TOTALS	
TOTALS	1,856
TOTALS	1,677
TOTALS	147,785

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	147,785			
TOTAL MARKET OB/XF VALUE	8,500			
TOTAL LAND VALUE - MARKET	65,130			
TOTAL MARKET VALUE	221,415			
SOH/AGL Deduction	0			
ASSESSED VALUE	221,415			
TOTAL EXEMPTION VALUE	HX HB 13		221,415	
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	221,415			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	215,159			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28337	M H	584	01/25/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2032	6/26/2023	WD	Q	I	01	240,000

GRANTOR: BEDGOOD ROGER  
GRANTEE: ABDALLA WENDY

1480/2732	11/30/2022	QC	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W56 S28 E17 N2 E5 S2 E34 N28 \$	
FOP=[ORIG=-39,28] E5 N2 W5 S2 \$	
FSP=[YR=2024;ORIG=-40,0] N12 E24 S12 W24 \$	

LAND DESCRIPTION		TOTAL OB/XF														8,500								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							