

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  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	1,558	100	
FOP	10	35	
FSP	288	40	2024
TOTALS	1,856		
			1,677
			153,879

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	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,879
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		227,509
SOH/AGL Deduction		0
ASSESSED VALUE		227,509
TOTAL EXEMPTION VALUE	HX HB 13	227,509
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		227,509
NCON VALUE		0
INCOME VALUE		
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
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GRANTOR:  
GRANTEE:

EXTRA FEATURES		310 SW HORSE WAY, LAKE CITY														
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			0.00	100	2016	2016	3	100	1,500	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

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

BUILDING NOTES													
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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	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							