S DIV: LOT 1 BLOCK 3 WOODLAND GR
355-136, 858-2136, QC 1079-84, P

JUAREZ FLOR DE LIZ
669 SE SYCAMORE TER
LAKE CITY, FL 32025

2026

00-00-00-13561-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

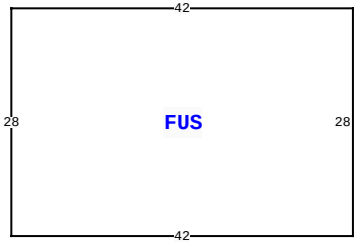
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00	1.00/	

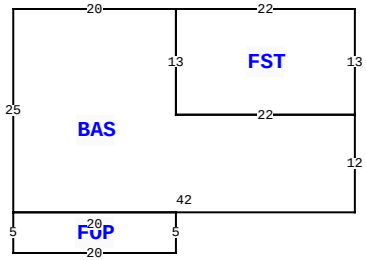
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	764	100		764	68,089
FOP	100	30		30	2,673
FST	286	55		157	13,992
FUS	1,176	100		1,176	104,807
TOTALS	2,326			2,127	189,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	122.4237	137.11	291,633	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1940 HX Base Yr 2023





669 SE SYCAMORE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,561
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		209,761
SOH/AGL Deduction		10,323
ASSESSED VALUE		199,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,716
TOTAL JUST VALUE		209,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1411	11/29/2021	WD	Q	I	01	146,000
GRANTOR: MOODY KRISTIN L						
GRANTEE: JUAREZ FLOR DE						
1255/1797	5/30/2013	WD	Q	I	01	90,000
GRANTOR: MELODY S SNIPES						
GRANTEE: KRISTIN L MOODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S25 FOP= S5 E20 N5 W20$E42 N12 FST= N13 W22 S13 E22$ W22 N13$ PTR=N50 FUS= W42 S28 E42 N28$ S50$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/07/2021 BY CP Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS