LOT 26 RESERVE AT JEWEL LAKE PHA
WD 1381-151, WD 1396-462, LE 154

DICKEY DALE R/DICKEY MIRIAM L
270 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

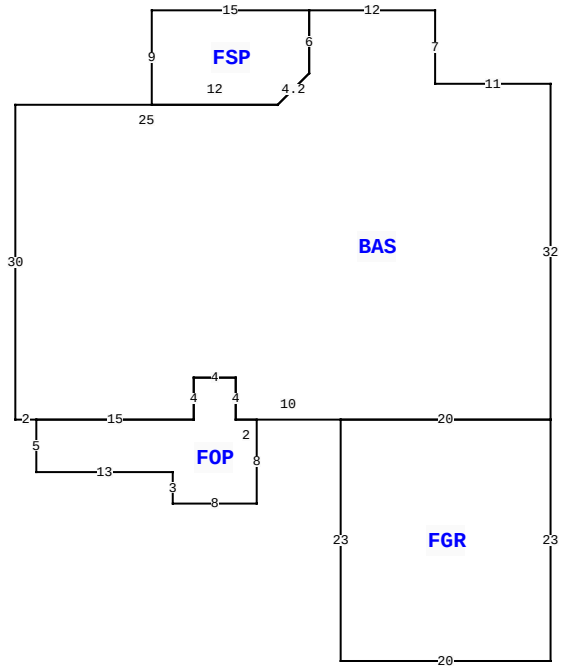
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100		1,649	225,906
FGR	460	55		253	34,660
FOP	145	30		44	6,028
FSP	131	40		52	7,123
TOTALS	2,385			1,998	273,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	118.2951	145.74	291,189	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1649 HX Base Yr 2020



270 SW OLD CYPRESS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,718
TOTAL MARKET OB/XF VALUE		7,491
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		307,609
SOH/AGL Deduction		119,673
ASSESSED VALUE		187,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,214
TOTAL JUST VALUE		307,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38039	SFR	823	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1239	6/24/2025	LE	U	I	14	100
GRANTOR: DICKEY DALE R						
GRANTEE: DICKEY DALE R (ENH						
1396/0462	10/07/2019	WD	Q	I	01	229,600
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: DALE R & MIRIAM L D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N7 W12 FSP= W15 S9 E12 R3 U3 N6$ S6 D3 L3 W25 S30 E2 FOP= S5 E13 S3 E8 N8 W2 N4 W4 S4 W15$ E15 N4 E4 S4 E10 FGR= S23 E20 N23 W20$ E20 N32$.

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	760.00	UT	2.48	2.48	100	2019	2019	3	100	1,881	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

LAND DESCRIPTION

TOTAL OB/XF 7,491

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							

REVIEW DATE 10/06/2023 BY KS Total Acres: 0.26 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/18/2025 BY SYS