

BEG AT SW COR OF NE1/4 OF NE1/4,
331.23 FT, S 48 DEG E 485.27 FT
PINEMOUNT RD (CR-252), S 58 DEG

GRANDE CYPRESS PROPERTY COMPANY LLC
147 SW SUMMERS LN
LAKE CITY, FL 32025

2026

04-4S-16-02745-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		118 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		46 100
Stories	1.	1. 100
Condition Adj	03	03 100

Quality 07 07

DOR CODE 7400 HOMES FOR THE AGED

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,430	100	2022	19,430	924,969
CAN	320	30	2022	96	9,511
CAN	320	30	2022	96	9,511
CAN	320	30	2022	96	9,511
CAN	320	30	2022	96	9,511
CAN	1,112	30	2022	334	33,090
CAN	1,232	30	2022	370	36,657
FUS	824	100	2022	824	81,636
FUS	1,010	100	2022	1,010	100,063

TOTALS 24,888 22,352 214,457

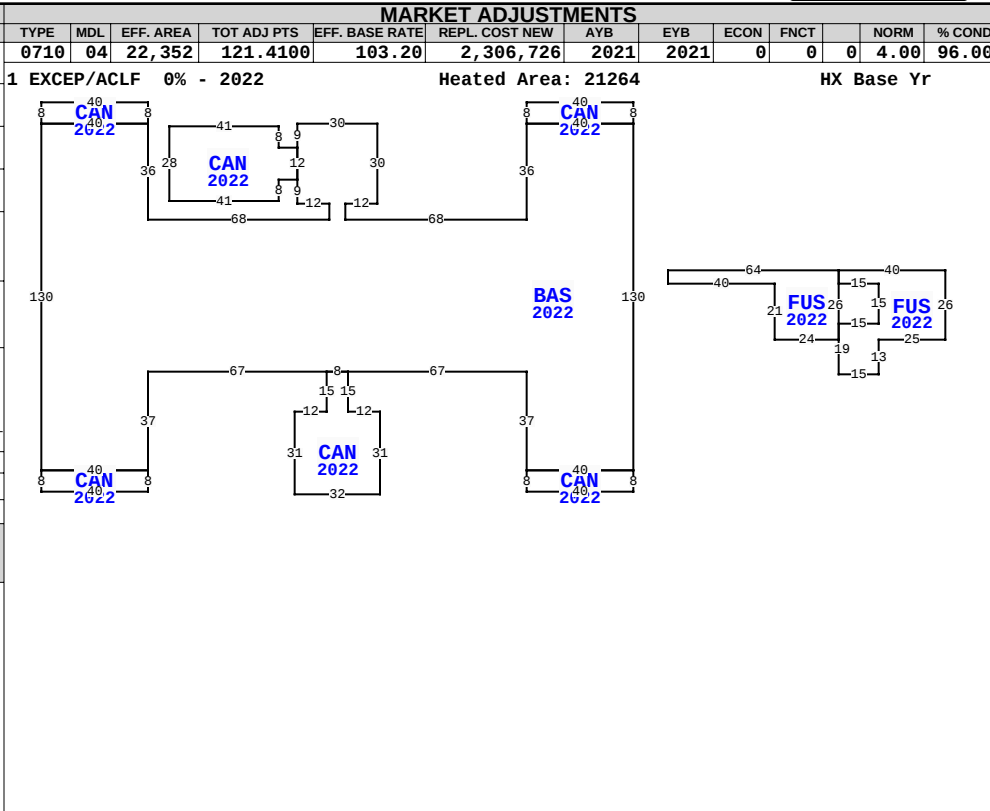
EXTRA FEATURES

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	0083	DOCK-LAKE	0	0	0	0	725.00	UT	11.50	11.50	100	2008	2008	3	40	3,335	
2	0166	CONC,PAVMT	0	0	0	0	17,158.00	UT	2.00	2.00	100	2022	2021		100	34,316	
3	0295	SPKLR SYS	0	0	0	0	21,264.00	UT	2.50	2.50	100	2022	2021		100	53,160	

LAND DESCRIPTION

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	7310	C	NURS HOME	0		CG	0.00	0.00	6.48	AC		1.00	1.00	1.00	55,000.00	55,000.00	356,400							

REVIEW DATE 10/06/2023 BY KS



970 SW PINEMOUNT RD, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/23/2021 MLU

TOTAL OB/XF 90,811																
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TOTAL OB/XF 90,811																
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Market: 0 Agricultural: 0 Common: 356,400

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,214,457
TOTAL MARKET OB/XF VALUE		90,811
TOTAL LAND VALUE - MARKET		356,400
TOTAL MARKET VALUE		2,661,668
SOH/AGL Deduction		0
ASSESSED VALUE		2,661,668
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,661,668
TOTAL JUST VALUE		2,661,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,660,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41079	GRANDE CYGPRESS A		12/30/2020
25724	ADDN SFR	175	04/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1900	9/18/2025	WD	U	I	11	100

GRANTOR: GSMS DEVELOPERS INC

GRANTEE: GRANDE CYPRESS PROP

1419/1037 9/11/2020 WD U I 30 100

GRANTOR: MY JEWEL HOME OF FL &

GRANTEE: GSMS DEVELOPERS INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-80,-40] S130 E40 N37 E67 E8 E67 S37 E40 N130 W40 S36 W68 N6 E12 N30 W30 S9 S12 S9 E12 S6 W68 N36 W40 \$
CAN=[YR=2022;ORIG=16,-31] W7 N8 W41 S28 E41 N8 E7 N12 \$
CAN=[YR=2022;ORIG=27,53] S15 W12 S31 E32 N31 W12 N15 W8 \$
FUS=[YR=2022;ORIG=219,15] S5 E15 S15 W15 S19 E15 N13 E25 N26 W40 \$
FUS=[YR=2022;ORIG=155,15] S5 E40 S21 E24 N26 W64 \$
CAN=[YR=2022;ORIG=-40,-48] W40 S8 E40 N8 \$
CAN=[YR=2022;ORIG=-80,90] S8 E40 N8 W40 \$
CAN=[YR=2022;ORIG=102,90] S8 E40 N8 W40 \$
CAN=[YR=2022;ORIG=102,-48] S8 E40 N8 W40 \$