LOT 42 CYPRESS LANDING S/D.
914-1129, 920-2219, WD 1096-1290

HARRINGTON EMILY B/MITCHELL ALEXANDER R
879 SW GATOR CT
LAKE CITY, FL 32025

2026

06-4S-17-08028-142

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	05	05

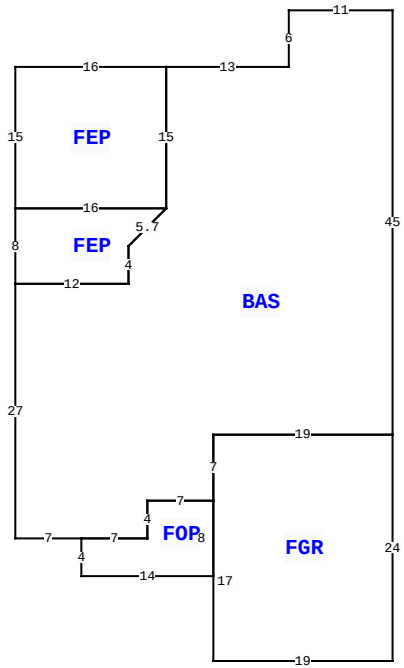
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	146,914
FEP	104	80		83	8,211
FEP	240	80		192	18,995
FGR	456	55		251	24,832
FOP	84	30		25	2,473
TOTALS	2,369			2,036	201,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	114.6420	128.40	261,422	2008	2008	0	0	0	22.95	77.05

1 SINGLE FAM 100% - 2022 Heated Area: 1485 HX Base Yr 2022



879 SW GATOR CT, 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		201,426
TOTAL MARKET OB/XF VALUE		2,034
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		225,960
SOH/AGL Deduction		23,834
ASSESSED VALUE		202,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,404
TOTAL JUST VALUE		225,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
331	ADDN SFR	50	06/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1565	7/15/2021	WD	Q	I	01	199,900
GRANTOR: CRUISE FREDERICK BRUC						
GRANTEE: HARRINGTON EMILY B						
1437/894	6/18/2018	LE	U	I	14	100
GRANTOR: CRUISE BETTY M						
GRANTEE: CRUISE FREDERICK BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S6 W13 S15 D4L4 S4 W12 S27 E7 E7 N4 E7 N7 E19 N45 $
FGR=[ORIG=-19,52] S17 E19 N24 W19 S7 $
FEP=[ORIG=-24,6] W16 S15 E16 N15 $
FEP=[ORIG=-24,21] W16 S8 E12 N4 U4R4 $
FOP=[ORIG=-33,56] S4 E14 N8 W7 S4 W7 $
.

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	678.00	UT	3.00	3.00	100	2008	2008	3	100	2,034	

LAND DESCRIPTION

TOTAL OB/XF 2,034

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS