LOTS 43 & 44 CYPRESS LANDING S/D
WD 1018-170, DC 1100-1963, PB 11

ROWLAND TRINIA L
889 SW GATOR CT
LAKE CITY, FL 32025

**2026**

06-4S-17-08028-143

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

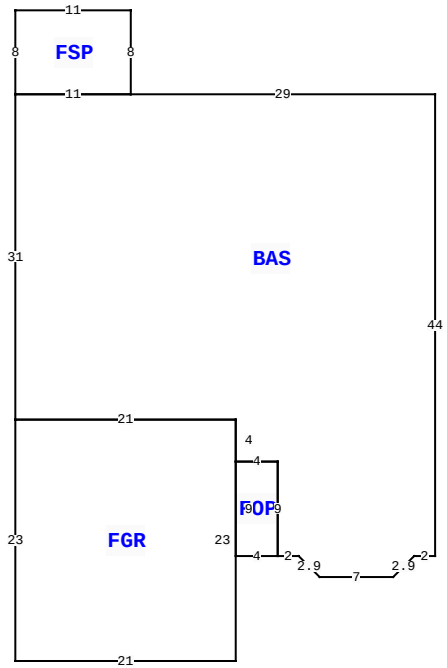
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 1,469 | 100 | | 1,469 | 156,854 |
| FGR | 483 | 55 | | 266 | 28,402 |
| FOP | 36 | 30 | | 11 | 1,174 |
| FSP | 88 | 40 | | 35 | 3,737 |
| TOTALS | 2,076 | | | 1,781 | 190,168 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,781 | 119.1680 | 133.47 | 237,710 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1469 HX Base Yr 2020




889 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 | | 190,168 |
| TOTAL MARKET OB/XF VALUE | | 2,625 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 237,793 |
| SOH/AGL Deduction | | 66,993 |
| ASSESSED VALUE | | 170,800 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 120,078 |
| TOTAL JUST VALUE | | 237,793 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,170 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2997 | SFR | 319 | 07/22/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1437/1408 | 4/04/2021 | LE | U | I | 14 | 100 |
| GRANTOR: ROWLAND TRINIA L | | | | | | |
| GRANTEE: ROWLAND TRINIA L | | | | | | |
| 1390/2526 | 8/09/2019 | WD | Q | I | 01 | 169,900 |
| GRANTOR: CHRISTINA DIANNA ROBE | | | | | | |
| GRANTEE: TRINIA L ROWLAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 FSP= N8 W11 S8 E11$ W11 S31 FGR= S23 E21 N23 W21$
E21 S4 FOP= S9 E4 N9 W4$ E4 S9 E2 D2 R2 E7 R2 U2 E2 N44$.

## 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 | 890.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 2,225 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,625

| 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 45,000 | | | | | | | |

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.35 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS