LOT 45 CYPRESS LANDING S/D.
WD 1038-2123, WD 1055-649, DC 14

RANDALL PATRICIA ANN
909 SW GATOR CT
LAKE CITY, FL 32025

2026

06-4S-17-08028-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

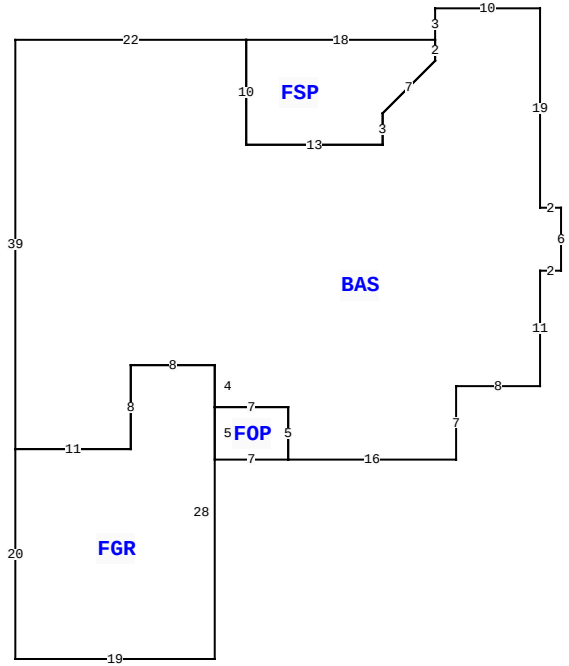
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,716	100		1,716	169,431
FGR	444	55		244	24,091
FOP	35	30		10	987
FSP	153	40		61	6,023
TOTALS	2,348			2,031	200,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	110.1920	123.42	250,666	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1716 HX Base Yr 2006



909 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		200,533
TOTAL MARKET OB/XF VALUE		1,545
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		224,578
SOH/AGL Deduction		78,466
ASSESSED VALUE		146,112
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,390
TOTAL JUST VALUE		224,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3212	SFR	462	03/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/0649	8/12/2005	WD	Q	I		168,900
GRANTOR: GATEWAY PROPERTIES						
GRANTEE: ABE & PATRICIA ANN						
1038/2123	2/15/2005	WD	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S3 FSP= W18 S10 E13 N3 R5 U5 N2$ S2 D5 L5 S3 W13 N10 W22 S39 FGR= S20 E19 N28 W8 S8 W11$ E11 N8 E8 S4 FOP= S5 E7 N5 W7$ E7 S5 E16 N7 E8 N11 E2 N6 W2 N19$.

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	618.00	UT	2.50	2.50	100	2005	2005	3	100	1,545	

LAND DESCRIPTION

TOTAL OB/XF 1,545

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: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS