LOT 47 CYPRESS LANDING S/D.
WD 1038-2123, WD 1151-1505, CT 1

CARVER BETTY M
925 SW GATOR CT
LAKE CITY, FL 32025

2026

06-4S-17-08028-147

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 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

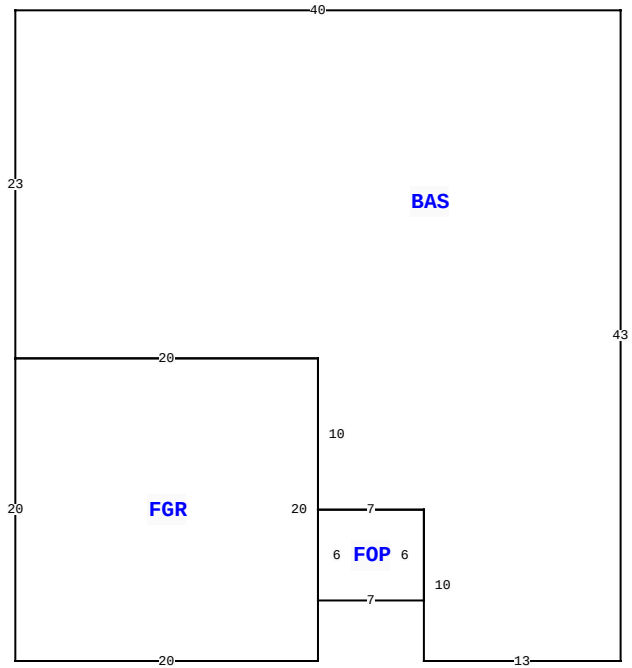
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	123,568
FGR	400	55		220	21,748
FOP	42	30		13	1,285
TOTALS	1,692			1,483	146,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	115.8300	129.73	192,390	2008	2008	0	0	0	23.80	76.20

1 SINGLE FAM 100% - 2020 Heated Area: 1250 HX Base Yr 2020



925 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		146,601
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		169,941
SOH/AGL Deduction		48,276
ASSESSED VALUE		121,665
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		65,943
TOTAL JUST VALUE		169,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,635

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
63	SFR	336	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/518	1/06/2021	LE	U	I	14	100
GRANTOR: CARVER BETTY M						
GRANTEE: GALLAMORE JULIE A						
1402/0869	12/24/2019	WD	Q	I	01	142,000
GRANTOR: REBECCA WILDER FAVER						
GRANTEE: BETTY M CARVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 FGR= S20 E20 N20 W20$ E20 S10 FOP= S6 E7 N6 W7$ E7 S10 E13 N43 $.

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	420.00	UT	2.00	2.00	100	2008	2008	3	100	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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