LOT 48 CYPRESS LANDING S/D.
CWD 1030-1884, WD 1038-2129.

BROWN HENRIETTA ROSS
933 SW GATOR CT
LAKE CITY, FL 32025

2026

06-4S-17-08028-148

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

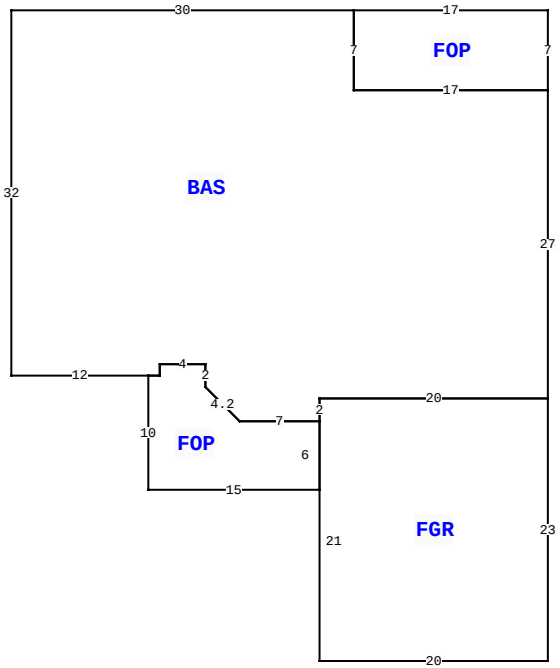
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,457	100		1,457	133,102
FGR	460	55		253	23,113
FOP	119	30		36	3,289
FOP	119	30		36	3,289
TOTALS	2,155			1,782	162,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	113.2880	126.88	226,100	2005	2005	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2011 Heated Area: 1457 HX Base Yr 2011



933 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		162,792
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		185,892
SOH/AGL Deduction		69,465
ASSESSED VALUE		116,427
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,705
TOTAL JUST VALUE		185,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,057

SALE:2:1: SALE IS FOR 12 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3314	SFR	545	07/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/1532	11/03/2010	WD	Q	I	01	111,000
GRANTOR: KIMBERLY DANIELLE KRI						
GRANTEE: HENRIETTA ROSS BROW						
1182/2200	9/02/2009	FJ	U	I	11	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: KIMBERLY DANIELLE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S10 E15 N6 W7 L3 U3 N2 W4 S1 W1$ E1 N1 E4 S2 D3 R3 E7 FGR= S21 E20 N23 W20 S2$ N2 E20 N27 FOP= N7 W17 S7 E17$ W17 N7$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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