THE WEST 20 FT OF LOT 102 & THE
OF LOT 103 CYPRESS LANDING S/D.

HERNANDEZ MARILOU
1257 SW PANTHER PL
LAKE CITY, FL 32025

2026

06-4S-17-08028-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

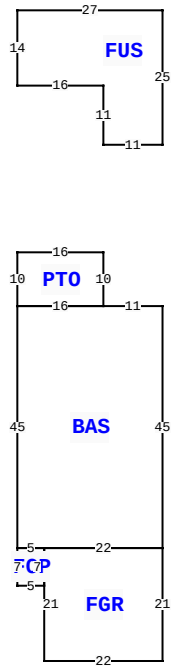
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	132,518
FGR	462	55		254	27,704
FOP	35	30		10	1,091
FUS	499	100		499	54,425
PTO	160	5		8	872
TOTALS	2,371			1,986	216,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	118.7571	133.01	264,158	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2019 Heated Area: 1714 HX Base Yr 2019



1257 SW PANTHER PL, 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		216,610
TOTAL MARKET OB/XF VALUE		1,016
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		233,376
SOH/AGL Deduction		72,290
ASSESSED VALUE		161,086
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,364
TOTAL JUST VALUE		233,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,017

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
251	SFR	470	07/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/1105	6/07/2018	WD	U	I	11	100
GRANTOR: JOSEPH & MARILOU HERN						
GRANTEE: MARILOU HERNANDEZ						
1359/1118	4/27/2018	WD	Q	I	01	148,300
GRANTOR: WAFA RIZK & TAMERA RI						
GRANTEE: JOSEPH & MARILOU HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W16 S10 E16$ W16 S45 FOP= S7 E5 N7 W5$ E5 FGR= S21 E22 N21 W22$ E22 N45$ PTR= N30 FUS= N25 W27 S14 E16 S11 E11$ S30$.

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	322.00	UT	3.00	3.00	100	2007	2007	3	100	966	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,016

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	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 09/26/2016 BY DF Total Acres: 0.08 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS