THE WEST 15 FT OF LOT 103 & THE
OF LOT 104 CYPRESS LANDING S/D.

PARISH ROGER S
8854 129TH COURT
LIVE OAK, FL 32060

2026

06-4S-17-08028-203

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	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

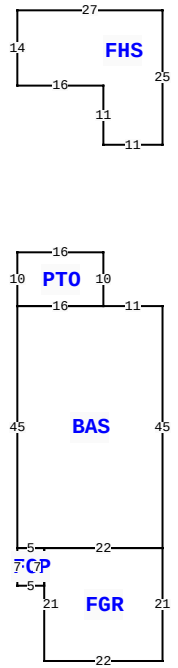
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	98,451
FGR	462	55		254	20,582
FHS	499	60		299	24,228
FOP	35	30		10	810
PTO	160	5		8	649
TOTALS	2,371			1,786	144,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	107.9833	120.94	215,999	2007	2007	0	15	0	18.00	67.00

1 SINGLE FAM 0% - 2021 Heated Area: 1714 HX Base Yr



1261 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	144,719
TOTAL MARKET OB/XF VALUE	966
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	161,435
SOH/AGL Deduction	0
ASSESSED VALUE	161,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,435
TOTAL JUST VALUE	161,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,595

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

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1418/2103	9/03/2020	WD	Q	I	01	142,500

GRANTOR: WAFA I RIZK & STEPHAN

GRANTEE: ROGER S PARISH

1249/1972	2/08/2013	WD	U	I	30	95,000

GRANTOR: ALIA LLC

GRANTEE: WAFA I RIZK & STEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 W16 S45 E5 E22 N45 $
FHS=[ORIG=0,-30] N25 W27 S14 E16 S11 E11 $
FGR=[ORIG=-22,45] S21 E22 N21 W22 $
PTO=[ORIG=-11,0] N10 W16 S10 E16 $
FOP=[ORIG=-27,45] S7 E5 N7 W5 $
PTR=[ORIG=0,0] N30 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	0	0	0	322.00	UT	3.00	3.00	100	2007	2007	3	100	966	

LAND DESCRIPTION

TOTAL OB/XF 966

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	0			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: 0.07 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS