LOT 105 CYPRESS LANDING S/D
EXCEPT 5 FT ON THE WEST SIDE.
& THE WEST 10 FT OF LOT 104.

GEORGE JOANNE R
1273 SW PANTHER PL
LAKE CITY, FL 32025

2026

06-4S-17-08028-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

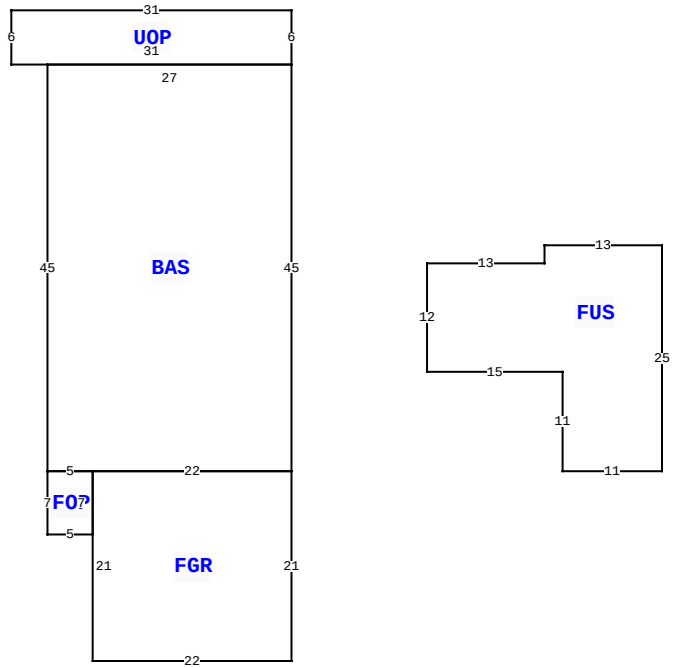
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,215	100		1,215	121,819
FGR	462	55		254	25,467
FOP	35	30		10	1,003
FUS	459	100		459	46,020
UOP	186	20		37	3,710
TOTALS	2,357			1,975	198,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	116.4146	130.38	257,500	2003	2003	0	0	0	23.10	76.90

1 SINGLE FAM 100% - 2006 Heated Area: 1674 HX Base Yr 2006



1273 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		198,018
TOTAL MARKET OB/XF VALUE		952
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		214,720
SOH/AGL Deduction		74,660
ASSESSED VALUE		140,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,338
TOTAL JUST VALUE		214,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2469	SFR	315	09/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/2298	12/23/2004	WD	Q	I		125,000

GRANTOR: RFJ PROPERTIES

GRANTEE: JOANNE R GEORGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N45 UOP= N6 W31 S6 E31$ W27 S45 FOP= S7 E5 N7 W5$ E5 FGR= S21 E22 N21 W22 $ E22$ PTR= E30 FUS= E11 N25 W13 S2 W13 S12 E15 S11$ W30$.

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	476.00	UT	2.00	2.00	100	2003	2003	3	100	952	

LAND DESCRIPTION

TOTAL OB/XF 952

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