LOT 107 THRU 114 CYPRESS LANDING
COR OF CYPRESS LANDING, THENCE S
ALONG SAID ARC OF CURVE 376.82 F

3R & MG PROPERTIES LLC
1173 SW BEDENBAUGH LN
LAKE CITY, FL 32025

2026

06-4S-17-08028-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

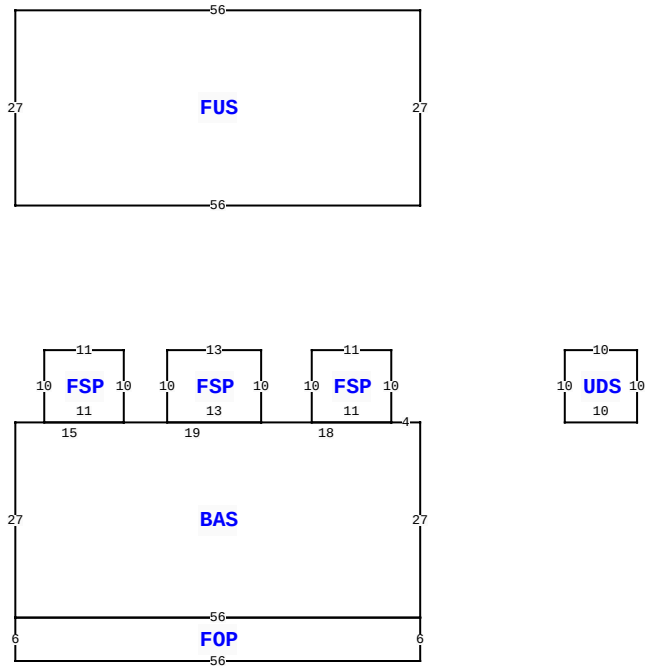
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		N/A 100
RMS		0 100
Stories	2.	2. 100
Units		3 100
Quality	06	06
DOR CODE	0800	MULTI-FAM <10
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	1,512	100		1,512	146,860
FOP	336	30		101	9,810
FSP	110	40		44	4,274
FSP	110	40		44	4,274
FSP	130	40		52	5,051
FUS	1,512	100		1,512	146,860
UDS	100	55		55	5,342
TOTALS	3,810			3,320	322,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,320	134.4304	114.27	379,376	2010	2010	0	0	0	15.00	85.00

1 TRI/QUAD 0% - 2022 Heated Area: 3024 HX Base Yr



1432 SW COUGAR GLN, 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	647,060
TOTAL MARKET OB/XF VALUE	8,295
TOTAL LAND VALUE - MARKET	149,000
TOTAL MARKET VALUE	804,355
SOH/AGL Deduction	0
ASSESSED VALUE	804,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	804,355
TOTAL JUST VALUE	804,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	811,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2484	MULTIFAM	200	11/22/2011
1471	MULTIFAM	216	11/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2051	11/17/2021	WD	Q	I	01	685,000
GRANTOR: KENT HARRISS CONSTRUC						
GRANTEE: 3R & MG PROPERTIES						
1436/2494	5/05/2021	QC	U	V	11	100
GRANTOR: CYPRESS LANDING HOMEO						
GRANTEE: KENT HARRIS CONSTRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N10 W11 S10 E11$ W18 FSP= N10 W13 S10 E13$ W19 FSP= N10 W11 S10 E11$ W15 S27 FOP= S6 E56 N6 W56$ E56 N27$ PTR= N30 FUS= N27 W56 S27 E56$ S30$ PTR= E30 UDS= N10 W10 S10 E10$ 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	0140	CLFENCE 6	0	0	0	0	506.00	UT	7.50	7.50	100	2010	2010	3	100	3,795	
2	0166	CONC,PAVMT	0	0	25	60	1,500.00	UT	2.00	2.00	100	2010	2010	3	100	3,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,295

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	0800	C	MULTI-FAM	0			0.00	0.00	8.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	148,000							
2	0000	C	VAC RES	0					1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000							

REVIEW DATE 09/26/2016 BY DF Total Acres: 1.07 Total Land Value: 149,000 Market: 0 Agricultural: 0 Common: 149,000 PRINTED 11/18/2025 BY SYS

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COR OF CYPRESS LANDING, THENCE S
ALONG SAID ARC OF CURVE 376.82 F

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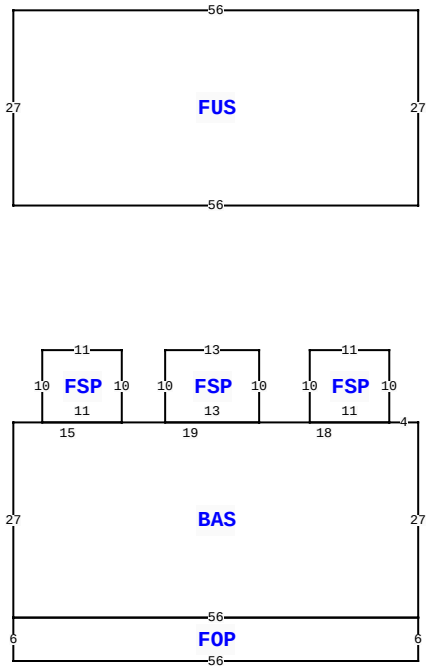
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		3 100
Quality	06	06
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	150,315
FOP	336	30		101	10,041
FSP	110	40		44	4,374
FSP	110	40		44	4,374
FSP	130	40		52	5,170
FUS	1,512	100		1,512	150,315
TOTALS	3,710			3,265	324,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,265	134.4304	114.27	373,092	2012	2012	0	0	0	13.00	87.00

2 TRI/QUAD 0% - 2022 Heated Area: 3024 HX Base Yr



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INCOME VALUE	
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FSP= N10 W11 S10 E11$ W15 S27 FOP= S6 E56 N6 W56$ E56 N27$
PTR= N30 FUS= N27 W56 S27 E56$ S30$ PTR= E30 W30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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