LOT 15 LAKE JEFFERY PHASE 1

783-131, 802-133, 830-190, 870-1

GUST GERALD W
154 NW CYPRESS COVE DR
LAKE CITY, FL 32055

2026

23-3S-16-02272-016

BUILDING CHARACTERISTICS

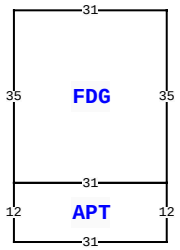
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.020	1.00/

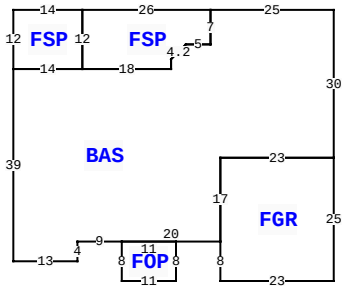
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	372	100		372	36,005
BAS	2,272	100		2,272	219,904
FDG	1,085	60		651	63,010
FGR	575	55		316	30,585
FOP	88	30		26	2,517
FSP	168	40		67	6,485
FSP	277	40		111	10,744
TOTALS	4,837			3,815	369,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,815	123.4519	138.27	527,500	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2007 Heated Area: 2644 HX Base Yr 2007





154 NW CYPRESS COVE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,250
TOTAL MARKET OB/XF VALUE		11,456
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		415,706
SOH/AGL Deduction		109,443
ASSESSED VALUE		306,263
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		250,541
TOTAL JUST VALUE		415,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,981

SALE:3:1: RICHMOND ASSETS - 13 PARCELS

SALE:2:1: LOT 15 LAKE JEFFERY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37714	GARAGE	519	02/05/2019
35313	GARAGE	502	05/15/2017
9467	SFR	370	03/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/2334	10/27/2022	LE	U	I	14	100
GRANTOR: GUST GERALD W						
GRANTEE: GUST GERALD W (ENH						
1451/108	10/25/2021	LE	U	I	14	100
GRANTOR: GUST GERALD W						
GRANTEE: GUST GERALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W26 S12 E18 N2 U3 R3 E5 N7$ S7 W5 L3 D3 S2 W18 FSP= N12 W14 S12 E14$ W14 S39 E13 N4 E9 FOP= S8E11 N8 W11$ E20 FGR= S8 E23 N25 W23 S17$ N17 E23 N30$ PTR= N30 APT= N12 FDG= N35 W31 S35 E31$ W31 S12 E31$ 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,886.00	UT	3.00	3.00	100	1995	1995	3	100	5,658	
3	0120	CLFENCE 4	0	100	0	0	220.00	UT	4.50	4.50	100	1995	1995	3	100	990	
4	0060	CARPORT F	0	100	12	20	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
5	0296	SHED METAL	0	100	10	24	240.00	UT	12.00	12.00	60	2017	2017	3	60	1,728	

LAND DESCRIPTION

TOTAL OB/XF 11,456

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/16/2023 BY JB Total Acres: 0.95 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS