

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
0100 01 2,388 123.7104 138.56 330,881 1986 1986 0 0 0 35.00 65.00										1 SINGLE FAM 100% - 0 Heated Area: 1985 HX Base Yr										VALUATION BY									
06 BD/BATTEN 10																				Tax Group: 2 Tax Dist:									
03 GABLE/HIP 100																				BUILDING MARKET VALUE 215,073									
03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 2,850									
05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 35,000									
14 CARPET 90																				TOTAL MARKET VALUE 252,923									
06 VINYL ASB 10																				SOH/AGL Deduction 85,386									
03 CENTRAL 100																				ASSESSED VALUE 167,537									
04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,722									
4 100																				BASE TAXABLE VALUE 111,815									
2 100																				TOTAL JUST VALUE 252,923									
01 NONE 100																				NCON VALUE 0									
1. 1. 100																				INCOME VALUE									
05 CONV 100																				PREVIOUS YEAR MKT VALUE 252,923									
0 100																													
03 03 100																													
01 01 100																													
07 07																													
0100 SINGLE FAMILY																													
MKT AREA 06																													
23316.020 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,985 100 1,985 178,777																													
FEP 190 80 152 13,690																													
FGR 441 55 243 21,886																													
FOP 25 30 8 720																													
TOTALS 2,641 2,388 215,073																													
EXTRA FEATURES										153 NW CYPRESS COVE DR, LAKE CITY																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU																			
1 0166 CONC, PAVMT 0 100 0 0 1.00 UT 2,000.00 2,000.00 75 0 0 3 75 1,500																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2009 2009 3 100 1,200																													
3 0169 FENCE/WOOD 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 50																													
4 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 100																													