BEG NW COR OF S1/2 OF SE1/4 OF N
662.72 FT, E 263 FT, N 662.58 FT
TO POB & BEG NW COR OF S1/2 OF S

CAPPS ARTHUR RAY/CAPPS LYDIA KANOYE
328 SW COZY GLN
LAKE CITY, FL 32024

2026

26-3S-15-00242-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

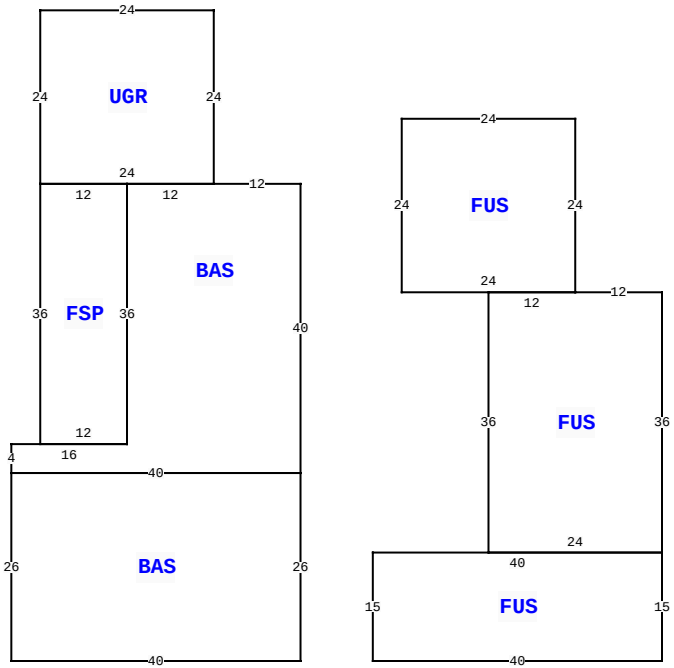
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	67,772
BAS	1,040	100		1,040	68,830
FSP	432	40		173	11,450
FUS	576	100		576	38,121
FUS	600	100		600	39,710
FUS	864	100		864	57,182
UGR	576	45		259	17,141
TOTALS	5,112			4,536	300,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,536	90.9151	101.82	461,856	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 4104 HX Base Yr 2025



328 SW COZY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		300,206
TOTAL MARKET OB/XF VALUE		4,550
TOTAL LAND VALUE - MARKET		40,230
TOTAL MARKET VALUE		344,986
SOH/AGL Deduction		20,947
ASSESSED VALUE		324,039
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,317
TOTAL JUST VALUE		344,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047942	Remodel	16,070	08/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/1914	8/09/2018	PR	U	I	19	203,500
GRANTOR: ROBERT KUZIANIK						
GRANTEE: ARTHUR RAY & LYDIA						
1346/2125	10/19/2017	WD	Q	I	01	192,000
GRANTOR: JERRI S HAINES						
GRANTEE: CECILY HUI & ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N26 W40 S26 E40 $
BAS=[ORIG=0,-26] N40 W12 W12 S36 W16 S4 E40 $
FUS=[ORIG=50,-15] N36 W12 W12 S36 E24 $
FUS=[ORIG=50,0] N15 W40 S15 E40 $
UGR=[ORIG=-12,-66] N24 W24 S24 E24 $
FUS=[ORIG=38,-51] N24 W24 S24 E24 $
FSP=[ORIG=-24,-66] W12 S36 E12 N36 $
.

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	0080	DECKING	0	100	16	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	450	
2	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2005	2005	3	50	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,550

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		A-1	0.00	0.00	4.47	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,230							

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.47 Total Land Value: 40,230 Market: 0 Agricultural: 0 Common: 40,230 PRINTED 11/17/2025 BY SYS