

BEG SW COR OF SE1/4 OF SE1/4, RU
69 DEG E 770.32 FT, S 29 DEG W 7
OF SEC 31, CONT S 29 DEG W 23.47

FLOYD REVOCABLE LIVING TRUST
281 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

30-4S-16-03238-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 02

NEIGHBORHOOD/LOC 30416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100		2,599	290,214
FGR	616	55		339	37,854
FOP	308	30		92	10,273
FOP	529	30		159	17,754

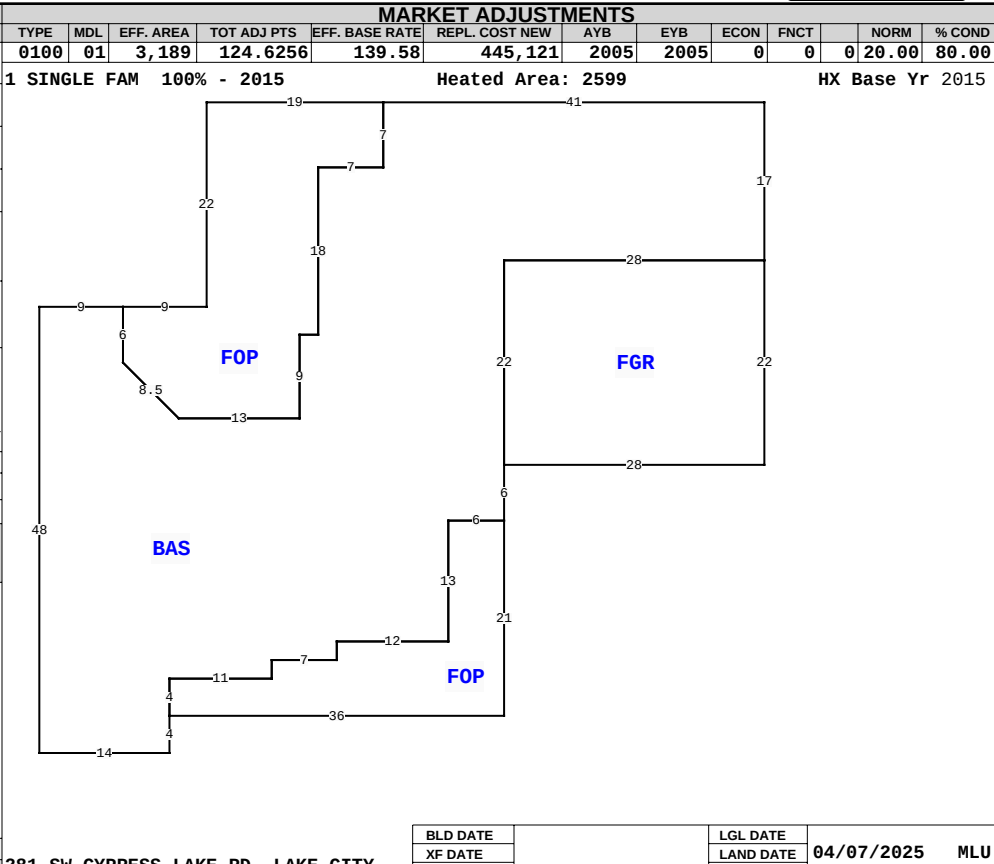
TOTALS	4,052			3,189	356,097
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EXTRA FEATURES

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1,066.00	UT	2.50	2.50	100	2005	2005	3	100	2,665	
3	0120	CLFENCE 4	0	100	0	0	300.00	UT	6.00	6.00	100	2005	2005	3	100	1,800	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2005	2005	3	47	16,845	
5	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	5,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,200	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
10	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							



281 SW CYPRESS LAKE RD, LAKE CITY

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

TOTAL OB/XF 43,910

COLUMBIA COUNTY PROPERTY																		PAGE 1 of 2	3
VALUATION SUMMARY																		STANDARD	
VALUATION BY																		STANDARD	
Tax Group: 3																		Tax Dist:	
BUILDING MARKET VALUE																		356,097	
TOTAL MARKET OB/XF VALUE																		60,346	
TOTAL LAND VALUE - MARKET																		95,190	
TOTAL MARKET VALUE																		511,633	
SOH/AGL Deduction																		162,819	
ASSESSED VALUE																		348,814	
TOTAL EXEMPTION VALUE																		50,722	
BASE TAXABLE VALUE																		298,092	
TOTAL JUST VALUE																		511,633	
NCON VALUE																		0	
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE																		518,613	
SALES DATA																			
OFF RECORD Number																		DATE	
1549/2720																		9/16/2025	
GRANTOR: FLOYD JASON L AKA JAS																		TYPE INST	
GRANTEE: FLOYD REVOCABLE LIV																		Q U	
1282/1836																		WD I	
GRANTOR: JAMES M & SHANNON M D																		RSN CD	
GRANTEE: JASON & MIMI FLOYD																		11	
SALE PRICE																		0	
BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS= W41 FOP= W19 S22 W9 S6 D6 R6 E13 N9 E2 N18 E7 N7 S7 W7 S18 W2 S9 W13 L6 U6 N6 W9 S48 E14 N4 FOP= E36 N21 W6 S13 W12 S2 W7 S2 W11 S4 S N4 E11 N2 E7 N2 E12 N13 E6 N6 FGR= E28 N22 W28 S22S N22 E28 N17S.																			

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