LOT 4 CYPRESS LAKE BUSINESS PARK
THE SE COR OF SAID LOT 4 AND N 2
THE E LINE OF LOT 4 181.29 FT TO

AMERE PROPERTIES LLC
208 SW PROSPERITY PL
LAKE CITY, FL 32024

2026

33-3S-16-02432-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

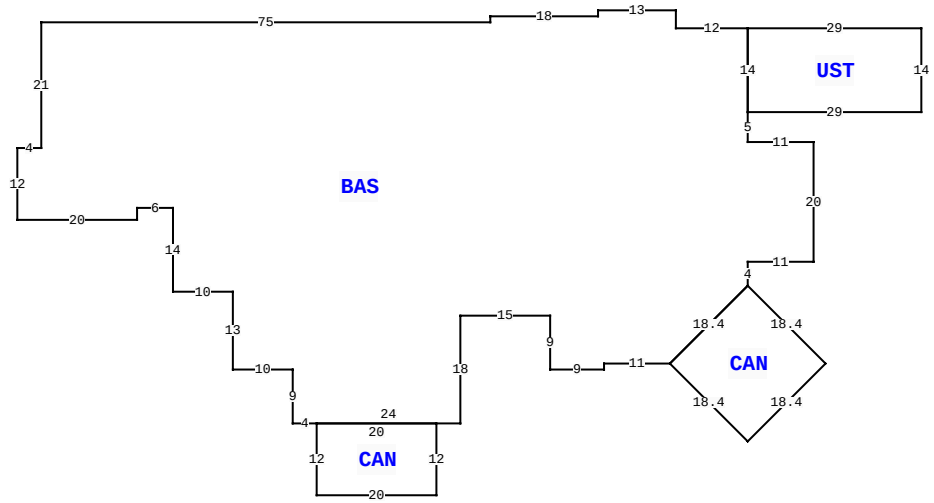
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		26 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	08	08
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,461	100		6,461	824,458
CAN	240	30		72	9,187
CAN	338	30		101	12,888
UST	406	40		162	20,672
TOTALS	7,445			6,796	867,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5201	04	6,796	149.1364	137.21	932,479	2016	2016	0	0	0	7.00	93.00

1 EX MED/SUR 0% - 0 Heated Area: 6461 HX Base Yr



208 SW PROSPERITY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	867,205
TOTAL MARKET OB/XF VALUE	66,071
TOTAL LAND VALUE - MARKET	243,950
TOTAL MARKET VALUE	1,177,226
SOH/AGL Deduction	0
ASSESSED VALUE	1,177,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,177,226
TOTAL JUST VALUE	1,177,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,186,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34235	MAINT/ALTR	2,385	07/13/2016
33990	COMMERCIAL	7,642	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/1592	9/12/2014	WD	Q	V	01	250,000

GRANTOR: DANIEL CRAPPS & RICHA

GRANTEE: AMERE PROPERTIES LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N3 W13 S1 W18 S1 W75 S21 W4 S12 E20 N2 E6 S14 E10 S13 E10 S9 E4 CAN= S12 E20 N12 W20$ E24 N18 E15 S9 E9 N1 E11 CAN= D13 R13 R13 U13 U13 L13 D13 L13 $ R13 U13 N4 E11 N20 W11 N5 UST= E29 N14 W29 S14$ N14$.

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	0260	PAVEMENT-A	0	0	0	0	18,696.00	UT	1.60	1.60	100	2016	2016	3	100	29,914	
2	0166	CONC,PAVMT	0	0	0	0	3,115.00	UT	2.00	2.00	100	2016	2016	3	100	6,230	
3	0164	CONC BIN	0	0	10	12	120.00	UT	11.00	11.00	100	2016	2016	3	100	1,320	
4	0253	LIGHTING	0	0	0	0	11.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	16,500	
5	0295	SPKLR SYS	0	0	0	0	6,461.00	UT	1.75	1.75	100	2016	2016	3	100	11,307	
6	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

LAND DESCRIPTION

TOTAL OB/XF 66,071

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	1910	C	MEDIC OFF	0		CHI	0.00	0.00	61,603.57	SF		1.00	1.00	0.72	5.50	3.96	243,950							

REVIEW DATE 06/15/2023 BY JB Total Acres: 1.41 Total Land Value: 243,950 Market: 0 Agricultural: 0 Common: 243,950 PRINTED 11/05/2025 BY SYS