LOT 1 BLOCK A CYPRESS LAKE S/D.
592-167, 656-435, 728-784, 755-2

CUADRAS MICHELE PAPHIDES/CUADRAS CHRISTIAN MARCELL
279 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

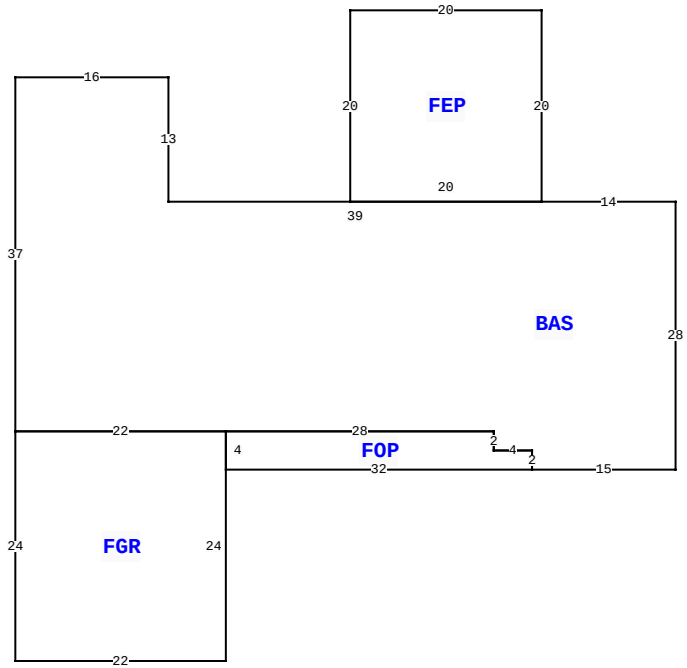
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	33316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	175,875
FEP	400	80		320	29,130
FGR	528	55		290	26,400
FOP	120	30		36	3,277
TOTALS	2,980			2,578	234,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,578	125.0480	140.05	361,049	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1932 HX Base Yr 2022



279 SW SWEETBREEZE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,682
TOTAL MARKET OB/XF VALUE		37,476
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		307,158
SOH/AGL Deduction		74,266
ASSESSED VALUE		232,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,170
TOTAL JUST VALUE		307,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,886

SALE:3:1: LOT 1, BLOCK A. CYPRESS LAKE
SALE:2:1: LOT 1, BLOCK A, CYPRESS LAKE
SALE:1:1: LOT 1 BLK A
LAND:1:1: 1.03 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048356	Solar Power Syste	85,300	10/06/2023
38547	POOL	0	08/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/2279	4/30/2020	WD	U	I	30	219,200
GRANTOR: BRIAN M & LAURA T PAP						
GRANTEE: MICHELE P & CHRISTI						
1371/2699	10/29/2018	WD	Q	I	01	215,000
GRANTOR: RUTH ANN THOMAS						
GRANTEE: BRIAN M & LAURA T P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N20 W20 S20 E20$ W39 N13 W16 S37 FGR= S24E22 N24 W22$ E22 FOP= S4 E32 N2 W4 N2 W28$ E28 S2 E4 S2 E15N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	652	
4	0280	POOL R/CON	0	100	0	0	520.00	UT	70.00	70.00	100	2020	2020	3	91	33,124	

LAND DESCRIPTION

TOTAL OB/XF 37,476

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-	1260.00	230.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY JB Total Acres: 1.37 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS