

LOT 6 BLOCK A CYPRESS LAKE S/D.
607-727, 737-284, WD 1277-437, W

LANIER SONDR MARIE
175 SW MOSSY COURT
LAKE CITY, FL 32024

2026

33-3S-16-02434-006



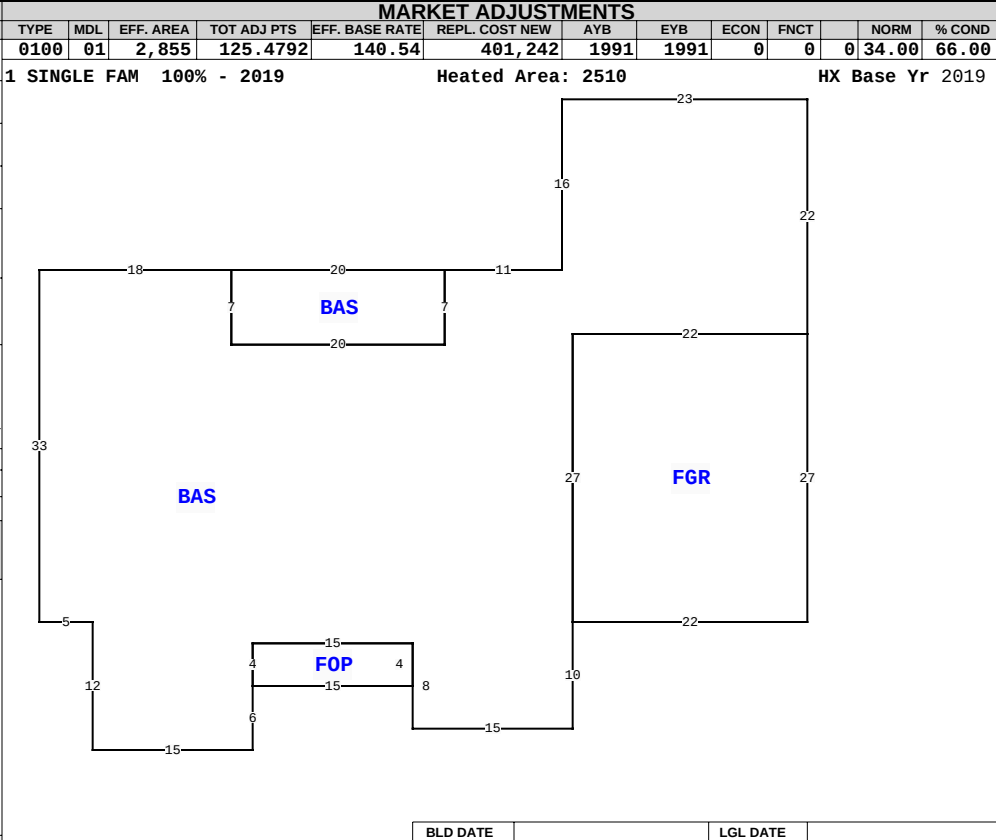
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	140	100		140	12,986
BAS	2,370	100		2,370	219,833
FGR	594	55		327	30,332
FOP	60	30		18	1,670
TOTALS	3,164			2,855	264,820

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	14	100	1,400.00	UT	1.40
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



175 SW MOSSY CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		264,820			
TOTAL MARKET OB/XF VALUE		23,496			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		323,316			
SOH/AGL Deduction		90,535			
ASSESSED VALUE		232,781			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		182,059			
TOTAL JUST VALUE		323,316			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		327,328			

LAND:1:1: .98 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1335/1780	4/19/2017	WD	Q	I	01	271,000	
GRANTOR:STEPHEN M & CHRISTY L							
GRANTEE: SONDR MARIE LANIER							
1277/0437	7/03/2014	WD	Q	I	01	247,500	
GRANTOR:ALLEN J HARLEY & LORI							
GRANTEE:STEPHEN M & CHRISTY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W23 S16 W11 BAS= W20 S7 E20 N7\$ S7 W20 N7 W18 S33 E5S12 E15 N6 FOP= E15 N4 W15 S4\$ N4 E15 S8 E15 N10 FGR= E22 N27 W22 S27\$ N27 E22 N22\$.									