

LOT 13 BLOCK A CYPRESS LAKE S/D.
722-502, 869-947, WD 1460-1603,

SABOURIN PIERRE A/SABOURIN PRISCILLA E
519 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-013

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	3,815	100		3,815	465,760
FGR	911	55		501	61,166
FOP	72	30		22	2,686
FSP	301	40		120	14,651
FST	36	55		20	2,442
FST	128	55		70	8,546
FUS	702	100		702	85,704
TOTALS	5,965			5,250	640,954

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001
2	0166	CONC, PAVMT	0 100	0	0	3,849.00	UT	1.50	1.50	100	2001
3	0280	POOL R/CON	0 100	14	31	434.00	UT	70.00	70.00	100	2001
4	0282	POOL ENCL	0 100	42	43	1,806.00	UT	15.00	15.00	30	2001
5	0119	MASONRY WA	0 100	0	0	396.00	UT	6.00	6.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1175.00	286.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,250	133.8645	160.64	843,360	2001	2001	0	0	24.00	76.00
1 EXCEPT SFR 100% - 2023											
Heated Area: 4517											
HX Base Yr 2023											

519 SW SWEETBREEZE DR, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/03/2025 MLU					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				640,954	
TOTAL MARKET OB/XF VALUE				30,429	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				706,383	
SOH/AGL Deduction				179,168	
ASSESSED VALUE				527,215	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				476,493	
TOTAL JUST VALUE				706,383	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				714,816	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18070	POOL	105	03/16/2001
17255	SFR	680	07/08/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1547/2052	7/24/2025	LE	U	I	14
GRANTOR: SABOURIN PIERRE A (EN					
GRANTEE: SABOURIN PIERRE AND					
1460/1603	2/25/2022	WD	Q	I	01
GRANTOR: DELEON ERNEST					
GRANTEE: SABOURIN PIERRE A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W4 N5 FST= N16 W8 S16 E8\$ W17 FST= W6 S6 E6 N6\$ S6 W6 N6 W7 S32 W5 FSP= W33 S4 E4 S4 E10 D3 R3 E16 N11\$ S11 W16 L3 U3 W10 N4 W4 S42 E21 S2 E2 FOP= S8 E9 N8 W9\$ E20 FGR= S20 E29 N32 W12 S1 W17 S11\$ N11 E17 N1 E12 N63 \$ PTR= E30 FUS= E14 N35 W10 N14 W4 N5 W12 S13 E12 S41\$ W30\$.											