

LOT 8 BLOCK B CYPRESS LAKE S/D.
598-421, 688-789, 760-1130, 770-

RYAN SAMUEL & MELISSA TRUST
440 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-025



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
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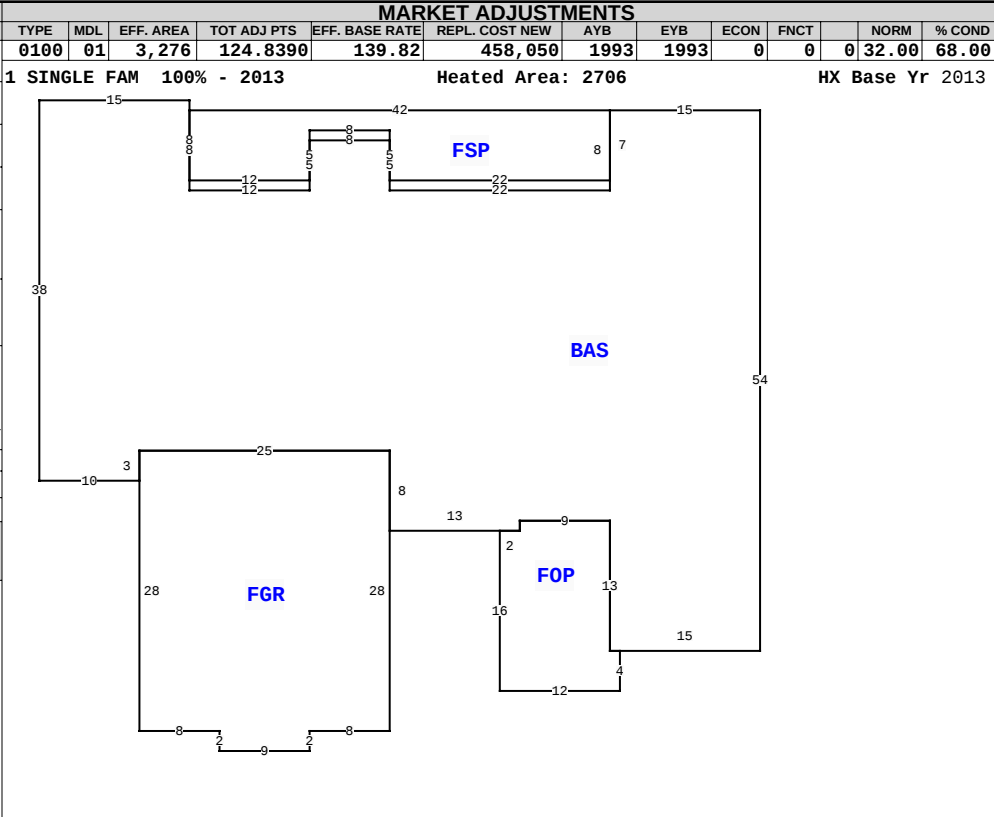
NEIGHBORHOOD/LOC	33316.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100		2,706	257,280
FGR	718	55		395	37,556
FOP	189	30		57	5,420
FSP	296	40		118	11,219

TOTALS	3,909			3,276	311,474
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0 100	0	0	4,215.00	UT	1.40	1.40
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

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	1200.00	210.00	1.00



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

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	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	4,215.00	UT	1.40	1.40	100	0	0	3	100	5,901	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
4	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,888	

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	1200.00	210.00	1.00