

HAYNES DOUGLAS BURSON
245 SW RIDGEVIEW PL
LAKE CITY, FL 32024-3689

33-3S-16-02434-030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

19COMMON BRK 100
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 80
12HARDWOOD 20
03CENTRAL 100
04AIR DUCTED 100

3 100
2.5 100
01NONE 100

1. 1. 100
05CONV 100
0 100
0303 100
0101 100

0606
0100SINGLE FAMILY
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC33316.0201.00/
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS2,7611002,761232,963
FGR4605525321,347
FOP28030847,088
FSP3444013811,644
PTO2945151,266

TOTALS4,1393,251274,308

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100013,251115.9053129.81422,012198919890035.0065.00

1 SINGLE FAM 100% - 2016Heated Area: 2761HX Base Yr 2016

The diagram shows a rectangular lot divided into four distinct areas: FSP (Front Side Porch) at the top left, PTO (Partial Tract Overlay) at the top right, BAS (Back Alleyway) at the bottom right, and FGR (Front Garden/Roadway) at the bottom left. Dimensions are provided for each area and the boundaries between them.

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/03/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE274,308

TOTAL MARKET OB/XF VALUE8,475

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE317,783

SOH/AGL Deduction103,558

ASSESSED VALUE214,225

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE113,503

TOTAL JUST VALUE317,783

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE317,783

SALE:4:1: LG OAKS/CUL-DE-SAC/DEV TO DEVELOPER TO S

SALE:3:1: LOT 4, BLOCK C CYPRESS LAKE

SALE:2:1: LOT 4 BLOCK C CYPRESS LAKE

SALE:1:1: LOT 4 BLOCK C CYPRESS LAKE S/D

PERMIT NUMDESCRIPTIONAMTISSUED

000051883Roof Replacement32,00012/18/2024

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1298/22087/30/2015PB U I 180

GRANTOR: CLERK OF COURT (DOROT

GRANTEE: DOUGLAS BURSON HAYN

0847/110410/10/1997WD Q I 180,000

GRANTOR: LEVINGS

GRANTEE: HAYNES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S1 PTO= W21 S14 E21N14\$ S14 W8 FSP= W36 S8 E8 S2E28 N10\$ S10 W29 N2 W8 S39 E18 FOP= S3 E20 N14 W20 S11\$ N11 E20 S11 E17 N9 FGR= E20 N23 W20 S23\$ N23 E20 N30\$.

LAND DESCRIPTION

TOTAL OB/XF8,475

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR100RSF-1244.00220.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE01/29/2025BYJS

Total Acres: 1.23Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 10/03/2025 BY SYS