

LOT 1 CYPRESS LAKE PHASE 3.
ORB 773-125, 788-1000, 826-1531,

CARSWELL LINCOLN R/CARSWELL JULIE J
204 SW GREEN ACRES WAY
LAKE CITY, FL 32024

2026

33-3S-16-02434-201



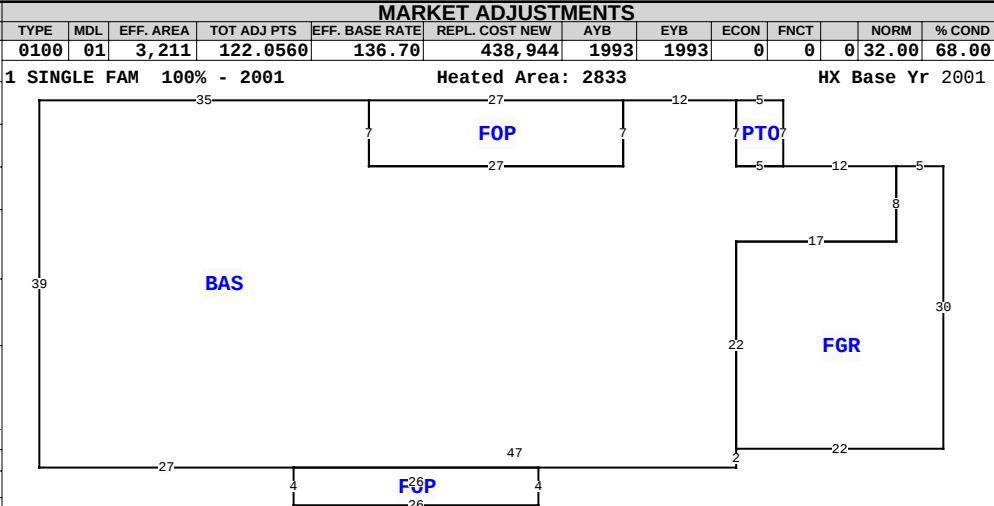
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,833	100		2,833	263,344
FGR	524	55		288	26,772
FOP	104	30		31	2,882
FOP	189	30		57	5,299
PTO	35	5		2	186
TOTALS	3,685			3,211	298,482

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	2,305.00	UT 1.40	1.40
3	0280	POOL R/CON	0	100	32	16	512.00	UT 70.00	70.00
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT 1,200.00	1,200.00

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-	1190.00	232.00	1.00



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

204 SW GREEN ACRES WAY, LAKE CITY

TOTAL OB/XF									
20,363									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		298,482	
TOTAL MARKET OB/XF VALUE		20,363	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		353,845	
SOH/AGL Deduction		106,068	
ASSESSED VALUE		247,777	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		197,055	
TOTAL JUST VALUE		353,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048747	Roof Replacement	20,379	11/29/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0904/1349	6/15/2000	WD	Q	I	
GRANTOR: GEOFF & ROSEMARY LLOY					SALE PRICE
GRANTEE: LINCOLN & JULIE CAR					175,000
0826/1531	8/15/1996	WD	Q	I	
GRANTOR: ALVARADO-HERNANDEZ &					175,000
GRANTEE: GEOFF & ROSEMARY LL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W35 S39 E27 FOP= S4 E26 N4 W26\$ E47 N2 FGR= E22 N30 W5 S8 W17 S22\$ N22 E17 N8 W12 PTO= N7 W5 S7 E5\$ W5 N7 W12 FOP= W27 S7 E27 N7\$ S7 W27 N7\$.									