LOT 2 CYPRESS LAKE PHASE 3.

780-350, 888-1822, WD 1132-642,

YOUNG DENNIS P/YOUNG GLORIA I
170 SW GREEN ACRES WAY
LAKE CITY, FL 32024

2026

33-3S-16-02434-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

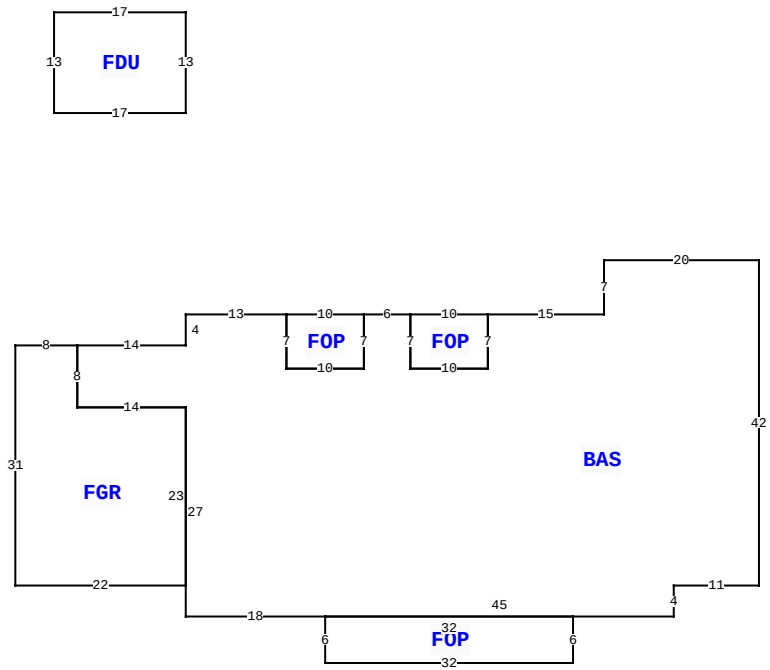
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	2,954	100		2,954	271,721
FDU	221	60		133	12,234
FGR	570	55		314	28,883
FOP	70	30		21	1,932
FOP	70	30		21	1,932
FOP	192	30		58	5,335
TOTALS	4,077			3,501	322,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,501	119.0255	133.31	466,718	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2018 Heated Area: 2954 HX Base Yr 2018



170 SW GREEN ACRES WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		322,035
TOTAL MARKET OB/XF VALUE		23,622
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		380,657
SOH/AGL Deduction		107,291
ASSESSED VALUE		273,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,644
TOTAL JUST VALUE		380,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8185	POOL	15,500	03/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0815	9/14/2017	WD	Q	I	01	248,000
GRANTOR: PAUL S & JACQUELYN M						
GRANTEE: DENNIS P & GLORIA I						
1211/0888	3/15/2011	WD	Q	I	01	227,000
GRANTOR: ROGER & JEANINE AVANT						
GRANTEE: PAUL S & JACQUELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FGR= W8 S31 E22 N23W14 N8$ S8 E14 S27 E18 FOP= S6 E32 N6 W32$ E45 N4 E11 N42 W20 S7 W15 FOP= W10 S7 E10 N7$ S7 W10 N7 W6 FOP= W10 S7 E10 N7$ S7 W10 N7 W13 S4$ PTR= N30 FDU= N13 W17 S13 E17$ S30$.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	1,969.00	UT	1.50	1.50	100	0	0	3	100	2,954	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	1994	1994	3	50	500	
4	0166	CONC,PAVMT	0	100	4	36	144.00	UT	3.00	3.00	100	2007	2007	3	100	432	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 23,622

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-	1190.00	232.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS