LOT 8 CYPRESS LAKE PHASE 3.

771-115, 786-2, 901-2421, WD 143

NORMAN FAMILY TRUST
203 SW GREEN ACRES WAY
LAKE CITY, FL 32024

2026

33-3S-16-02434-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

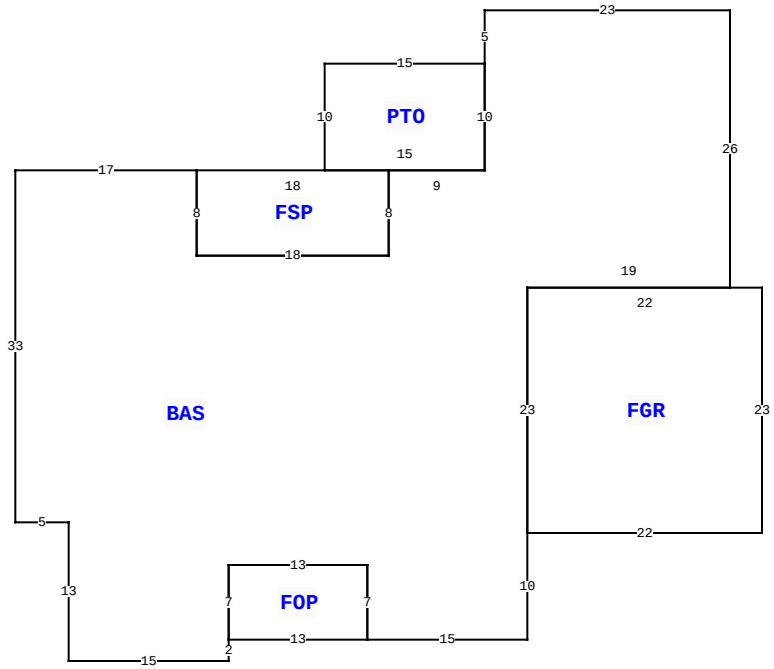
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	2,406	100		2,406	232,896
FGR	506	55		278	26,910
FOP	91	30		27	2,613
FSP	144	40		58	5,614
PTO	150	5		8	775
TOTALS	3,297			2,777	268,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	127.0962	142.35	395,306	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2001 Heated Area: 2406 HX Base Yr 2001



203 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		268,808
TOTAL MARKET OB/XF VALUE		9,609
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,417
SOH/AGL Deduction		94,027
ASSESSED VALUE		219,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,668
TOTAL JUST VALUE		313,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052213	Roof Replacement	64,800	01/30/2025
000049210	Electrical Servic	0	02/14/2024
30940	MAINT/ALTR	35	04/15/2013
6890	SFR	56,000	02/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/425	3/24/2021	WD	U	I	30	100
GRANTOR: NORMAN ERIC M						
GRANTEE: NORMAN FAMILY TRUST						
0901/2421	5/05/2000	WD	Q	I		146,900
GRANTOR: CHARLES & GLENNA WHEE						
GRANTEE: ERIC & MARY NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S5 PTO= W15 S10 E15N10$ S10 W9 FSP= W18 S8 E18 N8$ S8 W18 N8 W17 S33 E5 S13 E15 N2 FOP= E13 N7 W13 S7$ N7 E13 S7 E15 N10 FGR= E22 N23 W22 S23$ N23 E19 N26$.

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	2,104.00	UT	1.40	1.40	75	0	0	3	75	2,209	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,609

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	200.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/26/2024 BY TW Total Acres: 0.87 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS