LOT 1 CYPRESS LAKE PHASE 4.
ORB 812-1390, PROB 1259-1647,(PB

PENTECOST MICHAEL F/PENTECOST BERNADETTE C
720 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-301

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

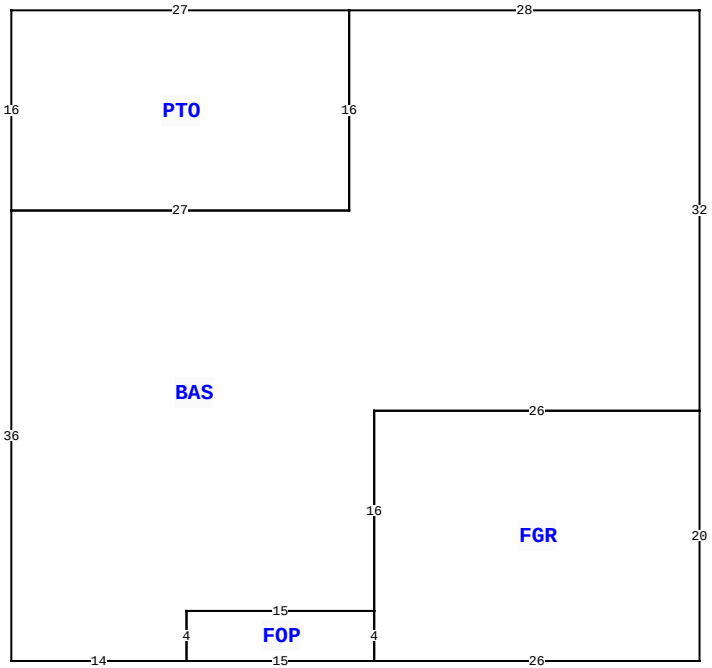
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,848	100		1,848	192,519
FGR	520	55		286	29,795
FOP	60	30		18	1,875
PTO	432	5		22	2,292
TOTALS	2,860			2,174	226,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,174	125.6926	140.78	306,056	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2015 Heated Area: 1848 HX Base Yr 2015



720 SW SWEETBREEZE DR, 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		226,481
TOTAL MARKET OB/XF VALUE		5,655
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		267,136
SOH/AGL Deduction		81,587
ASSESSED VALUE		185,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,827
TOTAL JUST VALUE		267,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,197

LAND:1:1: 1.16 AC

SALE:1:1: LOT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14572	SFR	285	09/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/2249	2/13/2014	WD	Q	I	01	172,500
GRANTOR: MARGARET SELSOR & FRA						
GRANTEE: MICHAEL F & BERNADE						
1261/1666	9/16/2013	PB	U	I	18	0
GRANTOR: MARGARET LOUISE RAULE						
GRANTEE: MARGARET SELSOR & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= W27 S16 E27 N16$ S16 W27 S36 E14 FOP= E15 N4 W15 S4$ N4 E15 FGR= S4 E26 N20 W26 S16$ N16 E26 N32$.

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	3,770.00	UT	1.50	1.50	100	1999	1999	3	100	5,655	

LAND DESCRIPTION

TOTAL OB/XF 5,655

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/20/2023 BY JB Total Acres: 1.17 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS