LOT 2 CYPRESS LAKE PHASE 4.

816-1026, LE 1393-1912,

PATEL HANSA
678 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

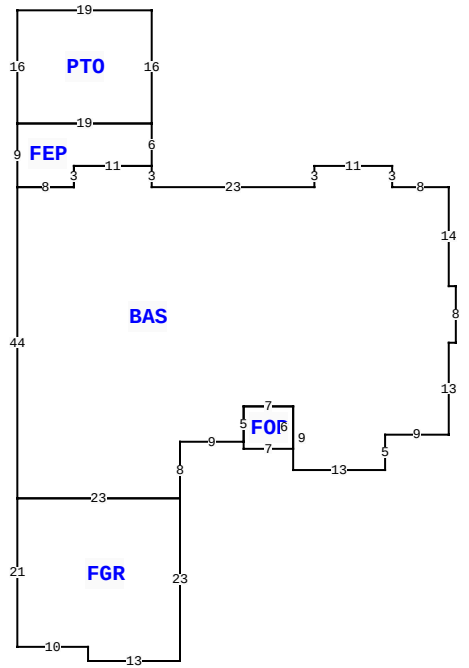
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	2,462	100		2,462	245,103
FEP	138	80		110	10,951
FGR	509	55		280	27,876
FOP	42	30		13	1,295
PTO	304	5		15	1,493
TOTALS	3,455			2,880	286,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,880	123.4519	138.27	398,218	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2462 HX Base Yr 1998



678 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		286,717
TOTAL MARKET OB/XF VALUE		5,511
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		327,228
SOH/AGL Deduction		99,689
ASSESSED VALUE		227,539
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		171,817
TOTAL JUST VALUE		327,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046152	Roof Replacement	27,000	12/21/2022
12044	SFR	400	01/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1912	8/29/2019	LE	U	I	14	0
GRANTOR: HANSA PATEL (ENH LIFE						
GRANTEE: NAVYUG A PATEL (RMD						
0816/1026	1/22/1996	WD	Q	V		20,500
GRANTOR: RICHARD C COLE & DANI						
GRANTEE: HANSA PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N3 W11 S3 W23 N3 FEP= N6 PTO= N16 W19 S16 E19$ W19 S9 E8 N3 E11$ W11 S3 W8 S44 FGR= S21 E10 S2 E13 N23 W23$ E23 N8 E9 FOP= S1 E7 N6 W7 S5$ N5 E7 S9 E13 N5 E9 N13 E1 N8 W1 N14$.

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	2,874.00	UT	1.50	1.50	100	1997	1997	3	100	4,311	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,511

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