LOT 3 CYPRESS LAKE PHASE 4.

ORB 813-288, 830-2324, 907-174,

WARREN RODGER V/WARREN LYNN
632 SW SWEET BREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-303

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

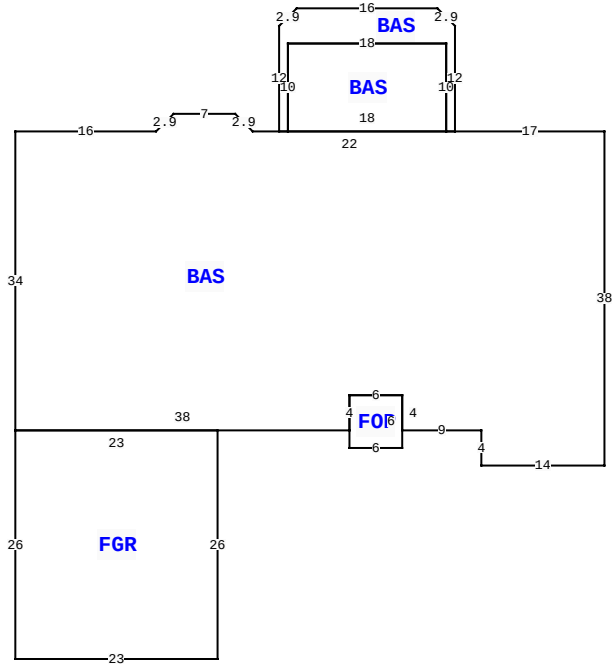
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	96	100		96	9,400
BAS	180	100		180	17,625
BAS	2,328	100		2,328	227,948
FGR	598	55		329	32,214
FOP	36	30		11	1,077
TOTALS	3,238			2,944	288,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,944	123.1318	137.91	406,007	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2008 Heated Area: 2604 HX Base Yr 2008



632 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		288,265
TOTAL MARKET OB/XF VALUE		7,287
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,552
SOH/AGL Deduction		98,975
ASSESSED VALUE		231,577
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,855
TOTAL JUST VALUE		330,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19578	ADDN SFR	125	05/23/2002
10457	SFR	340	11/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/0855	9/18/2007	WD	Q	I		274,000
GRANTOR: THOMAS H & MARY J LEE						
GRANTEE: RODGER V & LYNN WAR						
0907/0174	7/17/2000	WD	Q	I		142,400
GRANTOR: C DWIGHT & EMILY GROV						
GRANTEE: THOMAS & MARY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 U2 L2 W16 L2 D2 S12 E1 N10 E18 S10 E1$ W1 BAS= N10 W18 S10 E18$ W22 U2 L2 W7 L2 D2 W16 S34 FGR= S26 E23 N26 W23$E38 FOP= S2 E6 N6 W6 S4 $ N4 E6 S4 E9 S4 E14 N38$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,818.00	UT	1.50	1.50	100	1996	1996	3	100	2,727	
3	0294	SHED WOOD/	0	100	10	14	140.00	UT	14.00	14.00	100	2007	2007	3	100	1,960	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,287

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: 1.16 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS