LOT 4 CYPRESS LAKE PHASE 4 & BEG OF SAID LOT 4, RUN NE 266.82 FT OF LOT 4 S 100.99 FT, SW 130.90

ADAMS KARL K/ADAMS MELANIE N
615 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-304

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

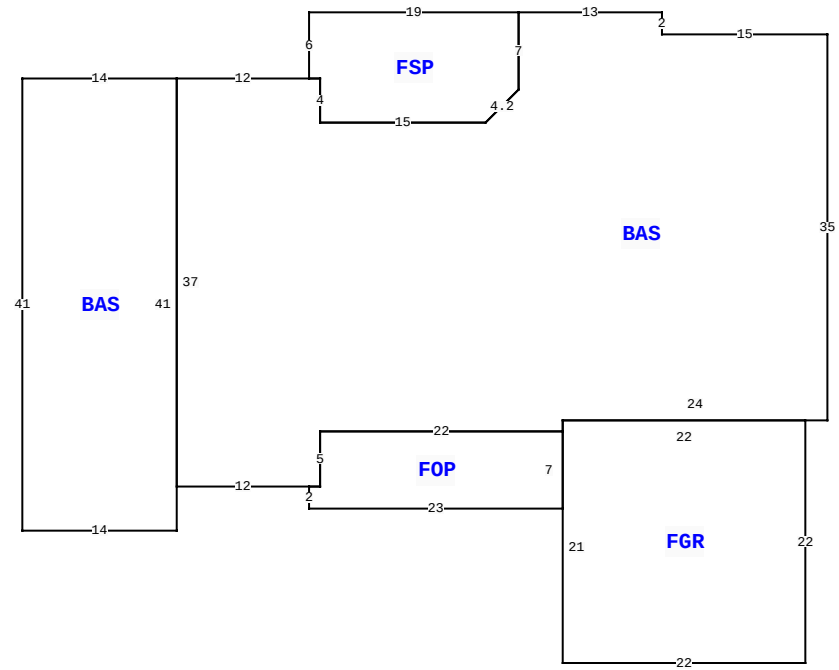
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	574	100		574	61,453
BAS	2,000	100		2,000	214,122
FGR	484	55		266	28,478
FOP	156	30		47	5,032
FSP	182	40		73	7,815
TOTALS	3,396			2,960	316,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,960	120.9978	135.52	401,139	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2008 Heated Area: 2574 HX Base Yr 2008



615 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		316,900
TOTAL MARKET OB/XF VALUE		32,019
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		383,919
SOH/AGL Deduction		121,101
ASSESSED VALUE		262,818
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		202,096
TOTAL JUST VALUE		383,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050845	Remodel	20,455	09/17/2024
29082	MAINT/ALTR	40	12/20/2010
28387	ADDN SFR	220	02/24/2010
27251	POOL ENCL	110	08/08/2008
27015	POOL	175	05/15/2008
21403	SFR	604	01/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1142/2743	2/08/2008	PR	U	I		12,500
GRANTOR: RICHARD COLE & DANIEL						
GRANTEE: KARK K & MELANIE N						
1138/1477	12/17/2007	WD	Q	I		249,000
GRANTOR: MICHAEL JOSEPH JR & K						
GRANTEE: KARK K & MELANIE N						

BUILDING NOTES

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	1,557.00	UT	2.00	2.00	100	2004	2004	3	100	3,114	
2	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2008	2008	3	58	18,189	
3	0282	POOL ENCL	0	100	38	47	1,786.00	UT	15.00	15.00	100	2008	2008	3	40	10,716	

BUILDING DIMENSIONS

BAS= W15 N2 W13 FSP= W19 S6 E1 S4 E15 R3 U3 N7$ S7 D3 L3 W15 N4 W1 W12 BAS= W14 S41 E14 N41$ S37 E12 FOP= S2 E23 N7 W22 S5 W1$ E1 N5 E22 FGR= S21 E22 N22 W22 S1$ N1 E24 N35$.

LAND DESCRIPTION

TOTAL OB/XF 32,019

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 07/11/2023 BY JB Total Acres: 1.49 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS