LOT 6 CYPRESS LAKE PHASE 4.
ORB 798-790, QC 1052-1416.

BRANNON DEBORAH S
P O BOX 3516
LAKE CITY, FL 32056

2026

33-3S-16-02434-306

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

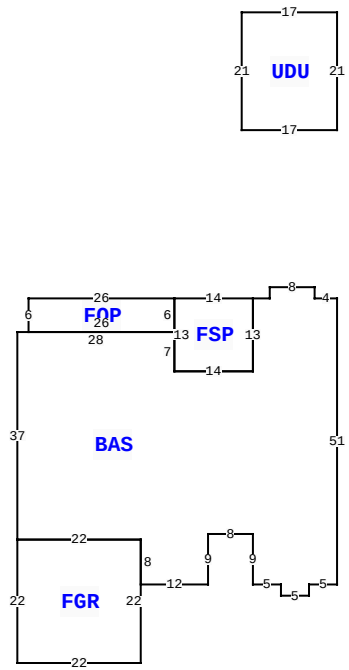
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,335	100		2,335	222,211
FGR	484	55		266	25,314
FOP	156	30		47	4,473
FSP	182	40		73	6,947
UDU	357	55		196	18,653
TOTALS	3,514			2,917	277,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	122.1715	136.83	399,133	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 1997 Heated Area: 2335 HX Base Yr 1997



687 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		277,597
TOTAL MARKET OB/XF VALUE		20,252
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		332,849
SOH/AGL Deduction		110,582
ASSESSED VALUE		222,267
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,545
TOTAL JUST VALUE		332,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047240	Roof Replacement	11,000	05/16/2023
10977	POOL	133	04/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/1416	12/30/2004	QC	Q	I	01	100
GRANTOR: WILLIAM JR & DEBORAH						
GRANTEE: DEBORAH S BRANNON						
0798/0790	11/22/1994	WD	Q	V		20,500
GRANTOR: RICHARD C COLE & DANI						
GRANTEE: WILLIAM B JR & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N2 W8 S2 W3 FSP= W14 S13 E14 N13$ S13 W14 N7 FOP= N6 W26 S6 E26$ W28 S37 FGR= S22E22 N22 W22 $E22 S8 E12 N9 E8 S9 E5 S2 E5 N2 E5 N51$ PTR= N30 UDU= N21 W17 S21 E17$ S30$.

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	294.00	UT	1.50	1.50	100	1996	1996	3	100	441	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0280	POOL R/CON	0	100	32	17	544.00	UT	70.00	70.00	100	1996	1996	3	40	15,232	
4	0166	CONC,PAVMT	0	100	0	0	1,186.00	UT	1.50	1.50	100	1996	1996	3	100	1,779	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 20,252

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 01/04/2024 BY JS Total Acres: 1.45 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS