

W1/2 OF NW1/4 & SE1/4 OF NW1/4 &
& S 100 FT OF NE1/4 OF NW1/4 & W
OF NE1/4.

ALLISON CARL L/ALLISON JOAN M
3707 SW SALEM RD
LAKE CITY, FL 32024

2026

35-4S-15-00409-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG. 100								0900	01	5,991	151.3200	181.58	1,087,846	2018	2018	0	0	0	7.00	93.00	VALUATION BY		STANDARD														
Roof Structur	08	IRREGULAR 100								1 EXCEPT SFR 100% - 2019										Heated Area: 4440										HX Base Yr 2019									
Roof Cover	14	PREFIN MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 80																																					
Interior Floo	15	HARDTILE 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Architectual	05	CONV 100																																					
Units		0 100																																					
Quality	09	09																																					
DOR CODE	5000IMPROVED AG																																						
MAP NUM											MKT AREA										02																		
NEIGHBORHOOD/LOC	35415.00										1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,848	100		3,848	649,810																																		
FCP	240	25		60	10,132																																		
FGR	1,200	55		660	111,454																																		
FOP	198	30		59	9,963																																		
FOP	954	30		286	48,297																																		
FSP	1,216	40		486	82,071																																		
FUS	592	100		592	99,970																																		
TOTALS	8,248			5,991	1,011,697																																		
EXTRA FEATURES					2728 SW CYPRESS LAKE RD, LAKE CITY										BLD DATE					LGL DATE					04/10/2025					MLU									
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
L N	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	2,000.00	2,000.00	100	2018	2018	3	100	2,000																							
2	0166	CONC, PAVMT	0	100	0	0		40,164.00	2.00	100	2018	2018	3	100	80,328																								

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[illegible]