LOT 19 RESERVE AT JEWEL LAKE PHA
WD 1371-1985, WD 1381-147, WD 13

YATES LINDA
186 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2027

04-4S-16-02439-119

BUILDING CHARACTERISTICS

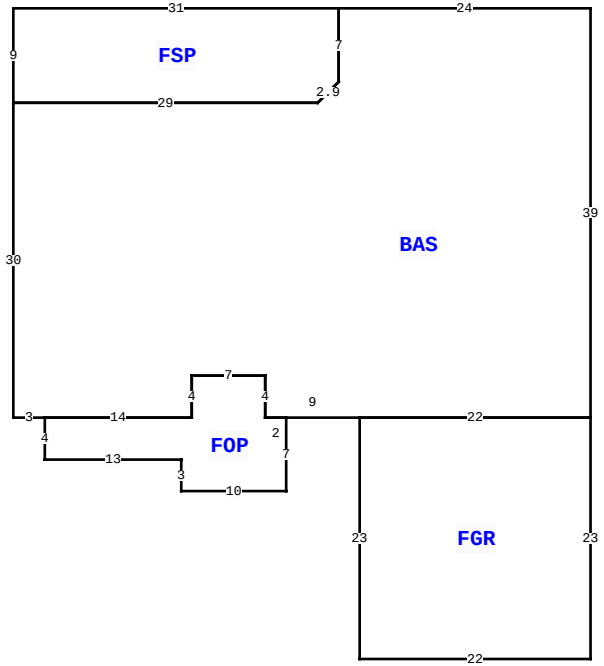
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.030	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100		1,840	263,228
FGR	506	55		278	39,770
FOP	150	30		45	6,438
FSP	277	40		111	15,879
TOTALS	2,773			2,274	325,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	125.7795	152.19	346,080	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1840 HX Base Yr 2020



186 SW OLD CYPRESS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

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	900.00	UT	2.20	2.20	100	2019	2019	3	100	1,980	
2	0166	CONC,PAVMT	0	100	0	0	174.00	UT	2.20	2.20	100	2019	2019	3	100	383	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	325,315
TOTAL MARKET OB/XF VALUE	7,973
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	359,688
SOH/AGL Deduction	74,688
ASSESSED VALUE	285,000
TOTAL EXEMPTION VALUE	HX HB VX WX 61,411
BASE TAXABLE VALUE	223,589
TOTAL JUST VALUE	359,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37436	SFR	926	11/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0135	3/24/2020	WD	U	I	30	100
GRANTOR: LARRY & LINDA YATES (						
GRANTEE: LARRY & LINDA YATES						
1383/1418	4/30/2019	WD	Q	I	01	260,400
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: LARRY & LINDA YATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W31 S9 E29 R2 U2 N7$ S7 D2 L2 W29 S30 E3 FOP= S4 E13 S3 E10 N7 W2 N4 W7 S4 W14$ E14 N4 E7 S4 E9 FGR= S23 E22 N23 W22$ E22 N39$.

LAND DESCRIPTION

TOTAL OB/XF 7,973

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	1.10	24,000.00	26,400.00	26,400							

REVIEW DATE 10/06/2023 BY KS Total Acres: 0.27 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/16/2026 BY SYS