LOT 25 RESERVE AT JEWEL LAKE PHA
WD 1395-1610, 1615, LE 1512-2613

MAINE ROBERT/MAINE DONNA
248 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-125

BUILDING CHARACTERISTICS

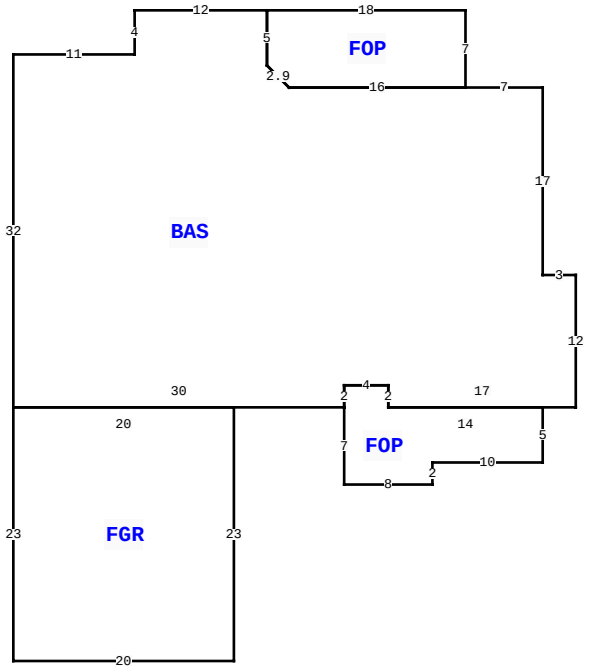
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,539	100		1,539	213,064
FGR	460	55		253	35,026
FOP	114	30		34	4,708
FOP	124	30		37	5,122
TOTALS	2,237			1,863	257,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,863	119.5425	147.28	274,383	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1539 HX Base Yr 2020



248 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	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,534.40	2,534.40	100	2024	2023		100	2,304	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,920
TOTAL MARKET OB/XF VALUE		7,914
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		292,234
SOH/AGL Deduction		157,626
ASSESSED VALUE		134,608
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,197
TOTAL JUST VALUE		292,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37854	SFR	791	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2613	4/18/2024	LE	U	I	14	100
GRANTOR: MAINE ROBERT AKA ROBE						
GRANTEE: MAINE ROBERT A (ENH						
1395/1615	9/27/2019	WD	Q	I	01	212,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: ROBERT & DONNA MAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FOP= N7 W18 S5 D2 R2 E16$ W16 L2 U2 N5 W12 S4 W11 S32 FGR= S23 E20 N23 W20$ E30 FOP= S7 E8 N2 E10 N5 W14 N2 W4 S2$ N2 E4 S2 E17 N12 W3 N17$.

LAND DESCRIPTION

TOTAL OB/XF 7,914

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: 0.31 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 06/26/2026 BY SYS