LOT 30 RESERVE AT JEWEL LAKE PHA
WD 1408-1607, QC 1559-1629

GRANDE CYPRESS PROPERTY COMPANY LLC
970 SW PINECOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02439-130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

301 SW OLD CYPRESS WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	26,400
SOH/AGL Deduction	0
ASSESSED VALUE	26,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,400
TOTAL JUST VALUE	26,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1629	1/30/2026	QC	U	V	11	100
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: GRANDE CYPRESS PROP						
1408/1607	3/18/2020	WD	U	V	30	100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		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 JB Total Acres: 0.25 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 06/08/2026 BY SYS