LOT 31 RESERVE AT JEWEL LAKE PHA
(3RD PLAT).

ALBRITTON DONALD/ALBRITTON REBECCA
291 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2027

04-4S-16-02439-131

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

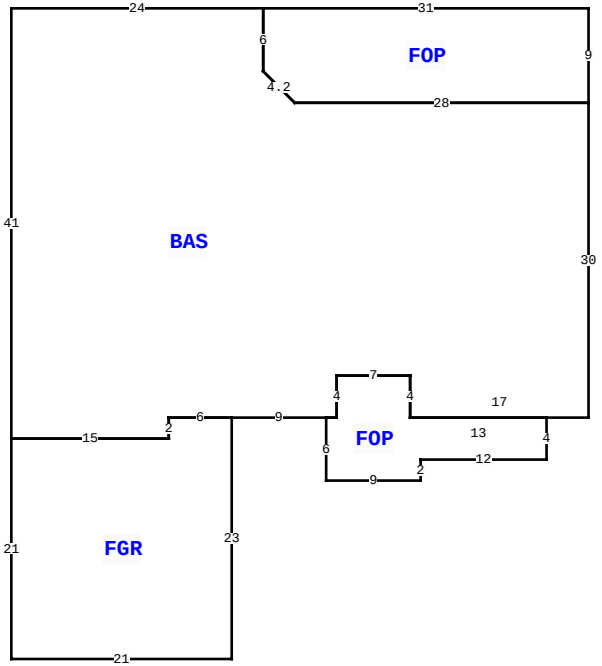
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100		1,873	255,561
FGR	453	55		249	33,974
FOP	130	30		39	5,321
FOP	275	30		82	11,189
TOTALS	2,731			2,243	306,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	117.4635	142.13	318,798	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1873 HX Base Yr 2022



291 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,046
TOTAL MARKET OB/XF VALUE		10,808
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		343,254
SOH/AGL Deduction		112,459
ASSESSED VALUE		230,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,384
TOTAL JUST VALUE		343,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40511	SFR	0	09/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/769	5/07/2021	WD	Q	I	01	286,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: ALBRITTON DONALD						
1408/1607	3/18/2020	WD	U	V	30	100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,20] S41 E15 N2 E6 E9 E1 N4 E7 S4 E17 N30 W28
U3L3 N6 W24 $
FGR=[ORIG=60,61] S21 E21 N23 W6 S2 W15 $
FOP=[ORIG=90,59] S6 E9 N2 E12 N4 W13 N4 W7 S4 W1 $
FOP=[ORIG=84,20] S6 D3R3 E28 N9 W31 $
.

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	460.00	UT	3.30	3.30	100	2022	2021		100	1,518	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
3	0119	MASONRY WA	0	100	0	0	1.00	UT	880.00	880.00	100	2024	2023		100	880	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,080.00	3,080.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 10,808

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: 0.25 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS