LOT 32 RESERVE AT JEWEL LAKE PHA

WD 1363-1837, WD 1371-1706, WD 1

BRIGHAM JEFFREY STEPHEN/PINEIRO LURDES
275 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2026

04-4S-16-02439-132

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 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

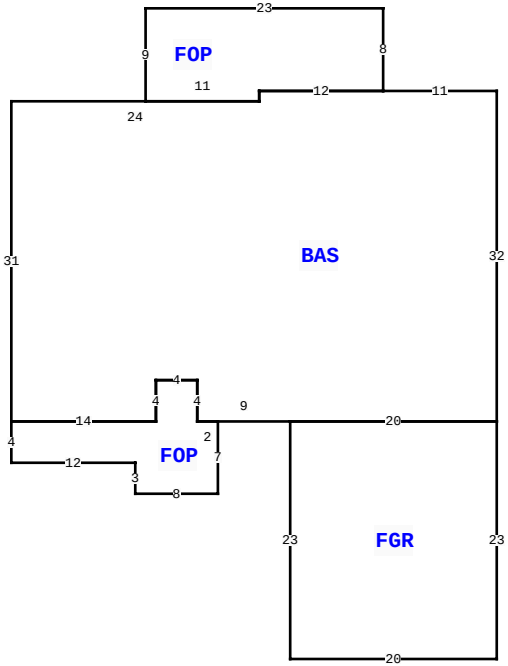
NEIGHBORHOOD/LOC 33316.030 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100		1,464	209,592
FGR	460	55		253	36,221
FOP	120	30		36	5,154
FOP	195	30		58	8,304
TOTALS	2,239			1,811	259,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,811	124.9500	153.94	278,785	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 1464 HX Base Yr 2023



275 SW OLD CYPRESS WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,270
TOTAL MARKET OB/XF VALUE		5,177
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		290,847
SOH/AGL Deduction		6,886
ASSESSED VALUE		283,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,550
TOTAL JUST VALUE		290,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36870	SFR	784	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2083	4/29/2022	WD	U	I	11	0
GRANTOR: BRIGHAM JEFFREY STEPH						
GRANTEE: BRIGHAM JEFFREY STE						
1465/2081	4/29/2022	WD	Q	I	01	290,000
GRANTOR: NORTH IDAHO SELF STOR						
GRANTEE: BRIGHAM JEFFREY STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N8 W23 S9 E11 N1 E12$ W12 S1 W24 S31 FOP= S4 E12 S3 E8 N7 W2 N4 W4 S4 W14$ E14 N4 E4 S4 E9 FGR= S23 E20 N23 W20$ E20 N32$.

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	753.00	UT	2.20	2.20	100	2018	2018	3	100	1,657	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,520.00	3,520.00	100	2024	2023		100	3,520	

LAND DESCRIPTION

TOTAL OB/XF 5,177

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: 0.29 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 06/08/2026 BY SYS