LOT 33 RESERVE AT JEWEL LAKE PHA
WD 1398-441, WD 1398-2300, WD 14

NGUYEN DUE X
263 SW OLD CYPRESS WAY
LAKE CITY, FL 32024

2027

04-4S-16-02439-133

BUILDING CHARACTERISTICS

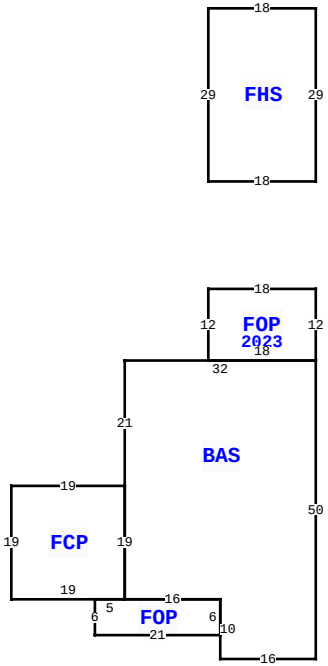
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,440	100		1,440	203,798
FCP	361	25		90	12,737
FHS	522	60		313	44,298
FOP	126	30		38	5,378
FOP	216	30	2023	65	9,199
TOTALS	2,665			1,946	275,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	124.4282	150.56	292,990	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1962 HX Base Yr 2026



263 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	656.00	UT	2.48	2.48	100	2019	2019	3	100	1,624	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,650.00	1,650.00	100	2023	2022		100	1,650	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	880.00	880.00	100	2023	2022		100	880	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2023	2022		80	5,280	
5	0258	PATIO	0	100	0	0	1.00	UT	3,135.00	3,135.00	100	2024	2023		100	3,135	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,320.00	1,320.00	100	2024	2023		100	1,320	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,411
TOTAL MARKET OB/XF VALUE		13,889
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		315,700
SOH/AGL Deduction		0
ASSESSED VALUE		315,700
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,289
TOTAL JUST VALUE		315,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37880	SFR	836	03/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2119	1/30/2023	WD	Q	I	01	380,000
GRANTOR: GODSMARK WAYNE						
GRANTEE: NGUYEN DUE X						
1431/2391	3/03/2021	WD	Q	I	01	260,000
GRANTOR: MARTINEZ RUDY						
GRANTEE: GODSMARK WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S21 S19 E16 S10 E16 N50 $
FHS=[ORIG=0,-30] N29 W18 S29 E18 $
FCP=[ORIG=-32,21] W19 S19 E19 N19 $
FOP=[ORIG=-32,40] W5 S6 E21 N6 W16 $
FOP=[YR=2023;ORIG=-18,-12] S12 E18 N12 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,889

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