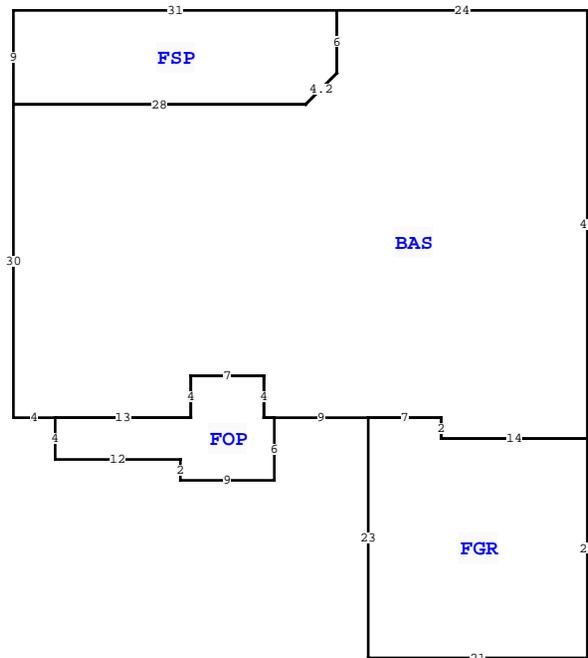


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
BAS	1,871	100	
FGR	455	55	
FOP	130	30	
FSP	275	40	
TOTALS	2,731		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 1871						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			312,171
TOTAL MARKET OB/XF VALUE			7,194
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			345,765
SOH/AGL Deduction			58,709
ASSESSED VALUE			287,056
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			235,645
TOTAL JUST VALUE			345,765
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40512	SFR	0	09/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2059	7/15/2021	WD Q	Q	I	01	299,900
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: CHEN CHUN						
1408/1607	3/18/2020	WD U	V	30		100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

EXTRA FEATURES		207 SW OLD CYPRESS WAY, LAKE CITY															
L N	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	480.00	UT	3.30	3.30	100	2022	2021		100	1,584	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=-30,-20] S30 E4 E13 N4 E7 S4 E1 E9 E7 S2 E14 N41 W24 S6 D3L3 W28 \$											
FGR=[ORIG=4,10] S23 E21 N21 W14 N2 W7 \$											
FSP=[ORIG=-30,-29] S9 E28 U3R3 N6 W31 \$											
FOP=[ORIG=-26,10] S4 E12 S2 E9 N6 W1 N4 W7 S4 W13 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							