BEG AT SW COR OF NE1/4 OF NE1/4,
331.23 FT, S 48 DEG E 485.27 FT
PINEMOUNT RD (CR-252), S 58 DEG

GRANDE CYPRESS PROPERTY COMPANY LLC
147 SW SUMMERS LN
LAKE CITY, FL 32025

2026

04-4S-16-02745-003

BUILDING CHARACTERISTICS

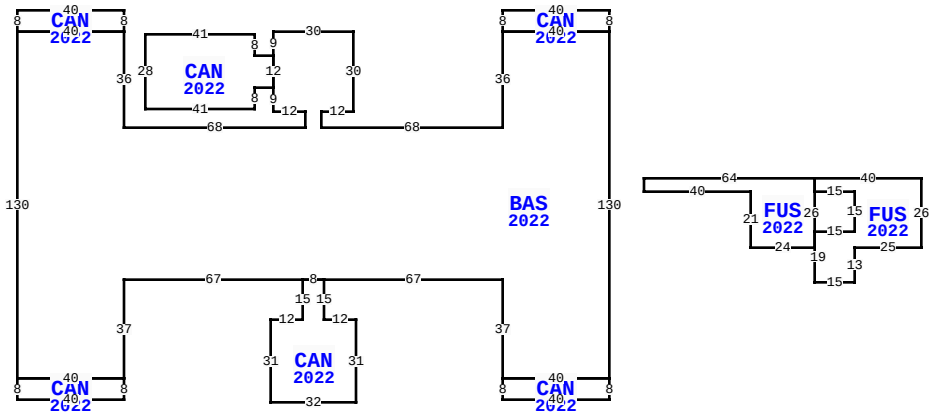
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		118 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		46 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	7400	HOMES FOR THE AGED
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,430	100	2022	19,430	1,924,969
CAN	320	30	2022	96	9,511
CAN	320	30	2022	96	9,511
CAN	320	30	2022	96	9,511
CAN	320	30	2022	96	9,511
CAN	1,112	30	2022	334	33,090
CAN	1,232	30	2022	370	36,657
FUS	824	100	2022	824	81,636
FUS	1,010	100	2022	1,010	100,063
TOTALS	24,888			22,352	2,214,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0710	04	22,352	121.4100	103.20	2,306,726	2021	2021	0	0	0	4.00	96.00

1 EXCEP/ACLF 0% - 2026 Heated Area: 21264 HX Base Yr



970 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0083	DOCK-LAKE	0	0	0	0	725.00	UT	11.50	11.50	100	2008	2008	3	40	3,335	
2	0166	CONC,PAVMT	0	0	0	0	17,158.00	UT	2.00	2.00	100	2022	2021		100	34,316	
3	0295	SPKLR SYS	0	0	0	0	21,264.00	UT	2.50	2.50	100	2022	2021		100	53,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,214,457
TOTAL MARKET OB/XF VALUE	90,811
TOTAL LAND VALUE - MARKET	388,800
TOTAL MARKET VALUE	2,694,068
SOH/AGL Deduction	0
ASSESSED VALUE	2,694,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,694,068
TOTAL JUST VALUE	2,694,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,660,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41079	GRANDE CYGPRESS A		12/30/2020
25724	ADDN SFR	175	04/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1900	9/18/2025	WD	U	I	11	100
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: GRANDE CYPRESS PROP						
1419/1037	9/11/2020	WD	U	I	30	100
GRANTOR: MY JEWEL HOME OF FL &						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-80,-40] S130 E40 N37 E67 E8 E67 S37 E40 N130 W40 S36 W68 N6 E12 N30 W30 S9 S12 S9 E12 S6 W68 N36 W40 $
CAN=[YR=2022;ORIG=16,-31] W7 N8 W41 S28 E41 N8 E7 N12 $
CAN=[YR=2022;ORIG=27,53] S15 W12 S31 E32 N31 W12 N15 W8 $
FUS=[YR=2022;ORIG=219,15] S5 E15 S15 W15 S19 E15 N13 E25 N26 W40 $
FUS=[YR=2022;ORIG=155,15] S5 E40 S21 E24 N26 W64 $
CAN=[YR=2022;ORIG=-40,-48] W40 S8 E40 N8 $
CAN=[YR=2022;ORIG=-80,90] S8 E40 N8 W40 $
CAN=[YR=2022;ORIG=102,90] S8 E40 N8 W40 $
CAN=[YR=2022;ORIG=102,-48] S8 E40 N8 W40 $

LAND DESCRIPTION

TOTAL OB/XF 90,811

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	7310	C	NURS HOME	0		CG	0.00	0.00	6.48	AC		1.00	1.00	1.00	60,000.00	60,000.00	388,800							

REVIEW DATE 10/06/2023 BY KS Total Acres: 6.48 Total Land Value: 388,800 Market: 0 Agricultural: 0 Common: 388,800 PRINTED 06/09/2026 BY SYS