LOTS 43 & 44 CYPRESS LANDING S/D
WD 1018-170, DC 1100-1963, PB 11

ROWLAND TRINIA L
889 SW GATOR CT
LAKE CITY, FL 32025

2027

06-4S-17-08028-143

BUILDING CHARACTERISTICS

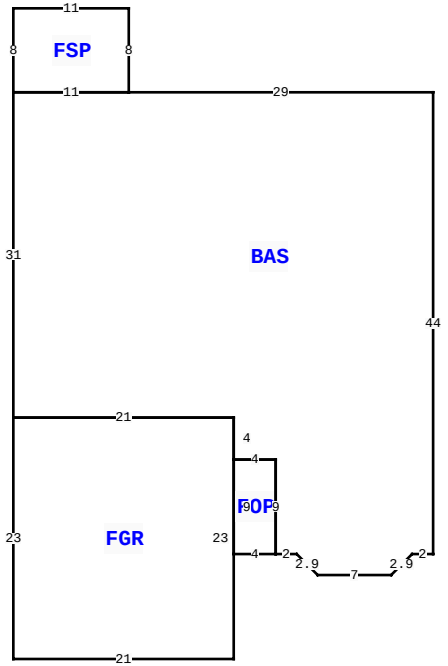
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,469	100		1,469	154,046
FGR	483	55		266	27,894
FOP	36	30		11	1,154
FSP	88	40		35	3,670
TOTALS	2,076			1,781	186,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	119.1680	131.08	233,453	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1469 HX Base Yr 2020



889 SW GATOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	890.00	UT	2.50	2.50	100	2005	2005	3	100	2,225	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		186,762
TOTAL MARKET OB/XF VALUE		2,625
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		234,387
SOH/AGL Deduction		58,976
ASSESSED VALUE		175,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,000
TOTAL JUST VALUE		234,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2997	SFR	319	07/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1408	4/04/2021	LE	U	I	14	100
GRANTOR: ROWLAND TRINIA L						
GRANTEE: ROWLAND TRINIA L						
1390/2526	8/09/2019	WD	Q	I	01	169,900
GRANTOR: CHRISTINA DIANNA ROBE						
GRANTEE: TRINIA L ROWLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N8 W11 S8 E11$ W11 S31 FGR= S23 E21 N23 W21$
E21 S4 FOP= S9 E4 N9 W4$ E4 S9 E2 D2 R2 E7 R2 U2 E2 N44$.

LAND DESCRIPTION

TOTAL OB/XF 2,625

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.35 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS