LOT 46 CYPRESS LANDING S/D
WD 1038-2123, WD 1061-1054,

MCALPIN HOLDINGS LLC
411 WALNUT ST, # 18878
GREEN COVE SPRINGS, FL 32043

**2026**

**06-4S-17-08028-146**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

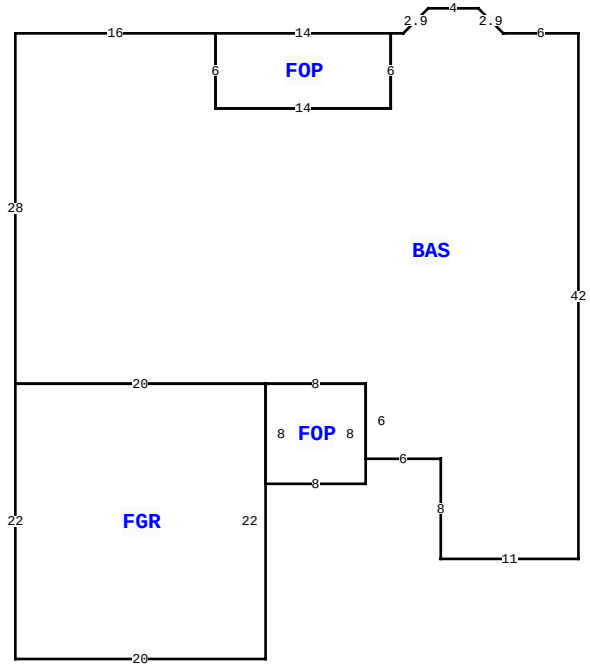
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 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 | 1,378 | 100 | | 1,378 | 143,610 |
| FGR | 440 | 55 | | 242 | 25,220 |
| FOP | 64 | 30 | | 19 | 1,980 |
| FOP | 84 | 30 | | 25 | 2,606 |
| TOTALS | 1,966 | | | 1,664 | 173,415 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,664 | 114.2680 | 130.27 | 216,769 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1378 HX Base Yr




919 SW GATOR CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 173,415 |
| TOTAL MARKET OB/XF VALUE | 1,750 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 197,665 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 197,665 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197,665 |
| TOTAL JUST VALUE | 197,665 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 196,747 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3214 | SFR | 460 | 03/15/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1247/0501 | 12/28/2012 | WD | Q | I | 01 | 97,000 |
| GRANTOR: GERARDO & CAROLINA VE | | | | | | |
| GRANTEE: MCALPIN HOLDINGS LL | | | | | | |
| 1099/1597 | 10/16/2006 | WD | Q | I | | 171,800 |
| GRANTOR: GATEWAY DEVELOPERS OF | | | | | | |
| GRANTEE: GERARDO & CAROLINA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 L2 U2 W4 D2 L2 W1 FOP= W14 S6 E14 N6$ S6 W14 N6 W16 S28 FGR= S22 E20 N22 W20$ E20 FOP= S8 E8 N8 W8$ E8 S6 E6 S8 E11 N42$.

## 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 | 0 | 0 | 0 | 700.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,750

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.14 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS