LOT 46 CYPRESS LANDING S/D

WD 1038-2123, WD 1061-1054,

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

2027

06-4S-17-08028-146

BUILDING CHARACTERISTICS

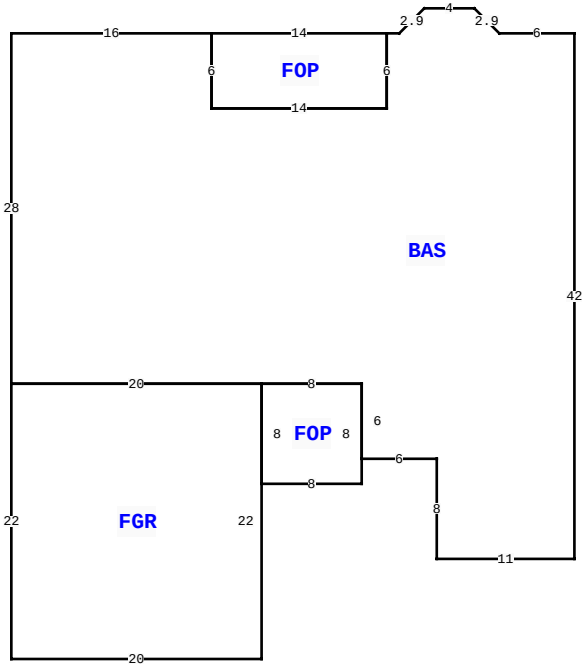
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	138,561
FGR	440	55		242	24,334
FOP	64	30		19	1,910
FOP	84	30		25	2,514
TOTALS	1,966			1,664	167,318

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	125.69	209,148	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	167,318
TOTAL MARKET OB/XF VALUE	1,750
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	191,568
SOH/AGL Deduction	0
ASSESSED VALUE	191,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,568
TOTAL JUST VALUE	191,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,617

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$.

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 11/17/2026 BY SYS