

LOTS 49 & 50 CYPRESS LANDING S/D
912-2259, WD 1119-1476, FJ 1119-

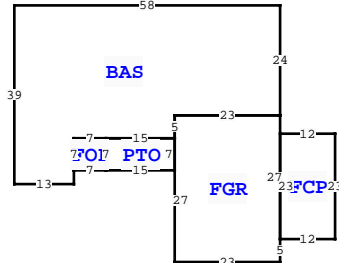
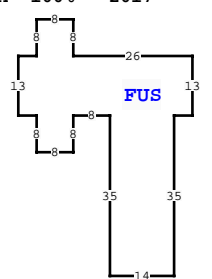
OWENS TONY
928 SW GATOR CT
LAKE CITY, FL 32025

2026

06-4S-17-08028-149

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,303	97.6410	109.36	361,216	2001	2001	0	0	25.20	74.80
1 SINGLE FAM			100% - 2017	Heated Area: 2809			HX Base Yr 2017				



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	1,697	100		1,697	138,817
FCP	276	25		69	5,644
FGR	736	55		405	33,130
FOP	49	30		15	1,227
FUS	1,112	100		1,112	90,963
PTO	105	5		5	409
TOTALS	3,975			3,303	270,190

928 SW GATOR CT, LAKE CITY

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

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	1,028.00	UT	1.00	1.00	100	2001	2001	3	100	1,028	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	

TOTAL OB/XF 3,628

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			270,190
TOTAL MARKET OB/XF VALUE			3,628
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			318,818
SOH/AGL Deduction			108,775
ASSESSED VALUE			210,043
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			158,632
TOTAL JUST VALUE			318,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047648	Solar Power Syste	95,150	07/11/2023
1945	SFR	604	11/07/2000
00433			
00220			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1441	3/16/2016	WD U	I	I	12	164,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TONY OWENS						
1267/2541	12/12/2013	WD U	I	I	12	223,400
GRANTOR: MARY LU GODDEYNE- FKZ						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W58 S39 E13 N3 FOP= E7 N7 W7 S7\$ N7 E7 PTO= S7 E15 N7 W15\$ E15 FGR= S27 E23 N5 FCP= E12 N23 W12 S23\$ N27 W23 S5\$ N5 E23 N24\$ PTR= N30 FUS= N35 E4 N13 W26 N8 W8 S8 W4 S13 E4 S8 E8 N8 E8 S35 E14\$ S30\$.