LOT 51 CYPRESS LANDING S/D.
WD 1038-2123, WD 1150-2250, DC 1

DORY DENNIS R
924 SW GATOR CT
LAKE CITY, FL 32025-0413

2027

06-4S-17-08028-151

BUILDING CHARACTERISTICS

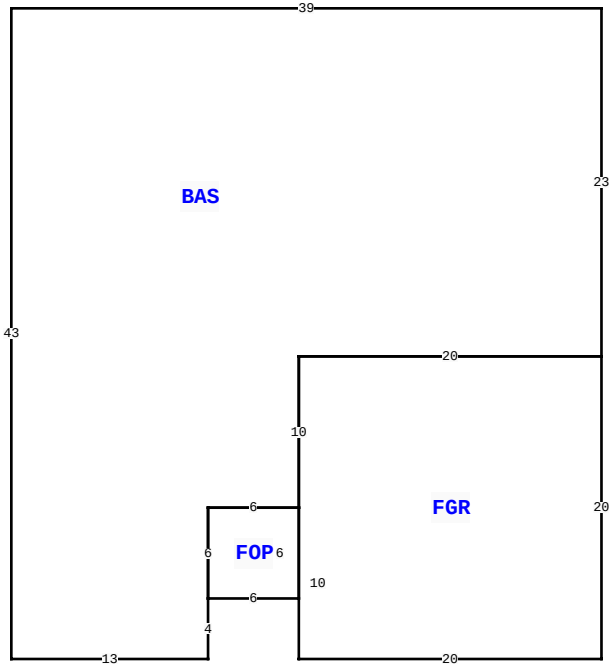
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,217	100		1,217	125,800
FGR	400	55		220	22,741
FOP	36	30		11	1,137
TOTALS	1,653			1,448	149,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	114.6000	126.06	182,535	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1217 HX Base Yr 2009



924 SW GATOR CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,679
TOTAL MARKET OB/XF VALUE		1,596
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		173,775
SOH/AGL Deduction		73,274
ASSESSED VALUE		100,501
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		44,090
TOTAL JUST VALUE		173,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			06/20/2025
66	SFR	336	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/2250	5/19/2008	WD	Q	I		149,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: DENNIS R & LINDA CA						
1038/2123	2/15/2005	WD	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S43 E13 N4 FOP= E6 N6 W6 S6$ N6 E6 FGR= S10 E20 N20 W20 S10$ N10 E20 N23$.

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	532.00	UT	3.00	3.00	100	2007	2007	3	100	1,596	

LAND DESCRIPTION

TOTAL OB/XF 1,596

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	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: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS