LOT 53 CYPRESS LANDING S/D.

959-1024, WD 1038-2131, WD 1060-

NICKELSON DAISY
900 SW GATOR CT
LAKE CITY, FL 32025

2027

06-4S-17-08028-153

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

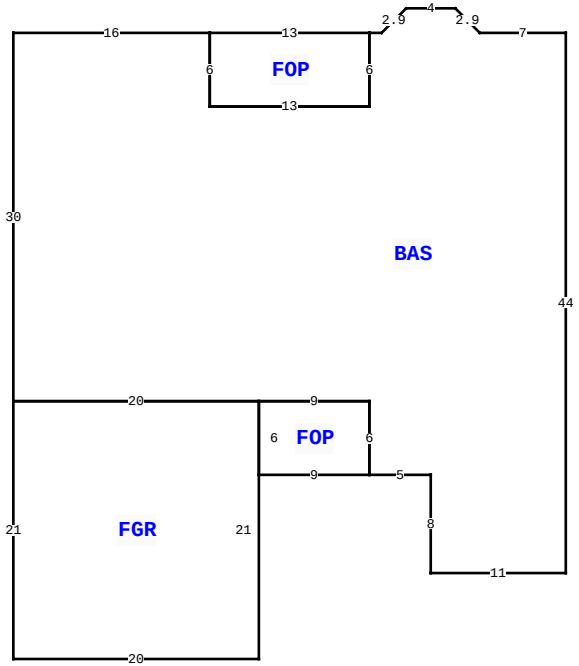
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	160,318
FGR	420	55		231	25,227
FOP	54	30		16	1,748
FOP	78	30		23	2,512
TOTALS	2,020			1,738	189,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	116.8000	128.48	223,298	2005	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 1468 HX Base Yr 2024



900 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	689.00	UT	2.50	2.50	100	2005	2005	3	100	1,723	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,803
TOTAL MARKET OB/XF VALUE		2,923
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		215,226
SOH/AGL Deduction		0
ASSESSED VALUE		215,226
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,815
TOTAL JUST VALUE		215,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3213	SFR	460	03/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1204	4/28/2023	WD	Q	I	01	249,900
GRANTOR: STUART HALE CORP						
GRANTEE: NICKELSON DAISY						
1364/2324	7/17/2018	WD	Q	I	01	135,400
GRANTOR: ZAK TOLLEFSON						
GRANTEE: STUART HALE CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 L2 U2 W4 D2 L2 W1 FOP= W13 S6 E13 N6$ S6 W13 N6 W16 S30 FGR= S21 E20 N21 W20$ E20 FOP= S6 E9 N6 W9$ E9 S6 E5 S8 E11 N44$.

LAND DESCRIPTION

TOTAL OB/XF 2,923

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 09/27/2023 BY TP Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS