LOT 101 EX THE EAST 4 FT & THE E
OF LOT 102 CYPRESS LANDING S/D.

HERNANDEZ RUBEN/TORRES SHARON ENITH AGOSTO
1251 SW PANTHER PL
LAKE CITY, FL 32025

2027

06-4S-17-08028-201

BUILDING CHARACTERISTICS

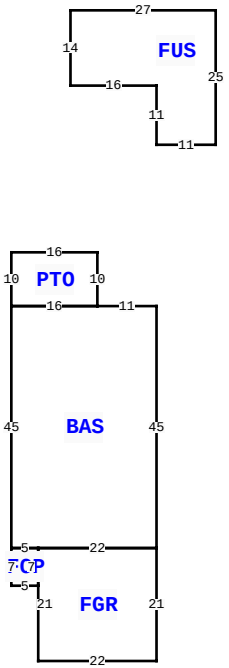
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,215	100		1,215	130,146
FGR	462	55		254	27,208
FOP	35	30		10	1,071
FUS	499	100		499	53,451
PTO	160	5		8	857
TOTALS	2,371			1,986	212,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	118.7571	130.63	259,431	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1714 HX Base Yr 2020



1251 SW PANTHER PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	322.00	UT	3.00	3.00	100	2007	2007	3	100	966	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		212,733
TOTAL MARKET OB/XF VALUE		966
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		229,449
SOH/AGL Deduction		56,947
ASSESSED VALUE		172,502
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,091
TOTAL JUST VALUE		229,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,326

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250	SFR	470	07/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2415	7/19/2019	WD	Q	I	01	147,000
GRANTOR: WAFA RIZK & TEREK NAT						
GRANTEE: RUBEN HERNANDEZ & S						
1249/1955	2/08/2013	WD	U	I	30	95,000
GRANTOR: ALIA LLC						
GRANTEE: WAFA RIZK & TEREK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W16 S10 E16$ W16 S45 FOP= S7 E5 N7 W5$ E5
FGR= S21 E22 N21 W22$ E22 N45$ PTR= N30 FUS= E11 N25 W27 S14
E16 S11$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 966

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	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 09/26/2016 BY DF Total Acres: 0.09 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS