

LOT 105 CYPRESS LANDING S/D
EXCEPT 5 FT ON THE WEST SIDE.
& THE WEST 10 FT OF LOT 104.

GEORGE JOANNE R
1273 SW PANTHER PL
LAKE CITY, FL 32025

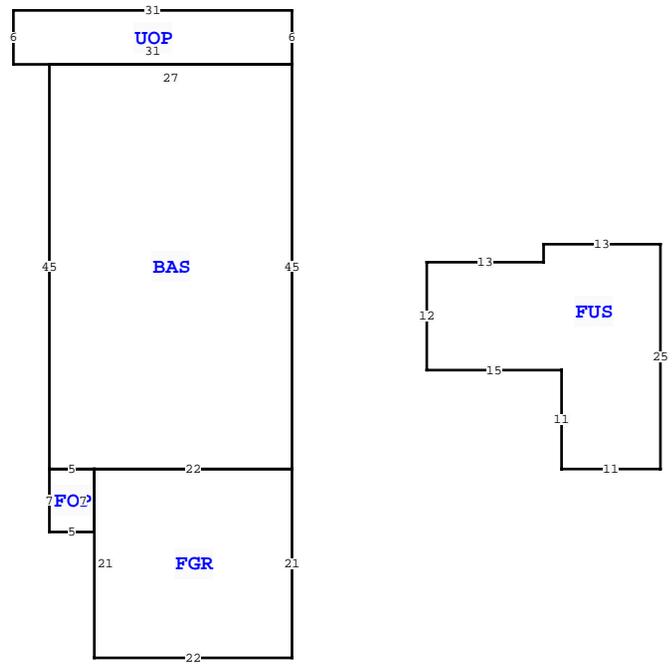
2026

06-4S-17-08028-205



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectural	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
BAS	1,215	100	
FGR	462	55	
FOP	35	30	
FUS	459	100	
UOP	186	20	
TOTALS	2,357		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006	132.71	262,102	2003	2003	0	0	23.10	76.90
Heated Area: 1674											
HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			201,556
TOTAL MARKET OB/XF VALUE			952
TOTAL LAND VALUE - MARKET			15,750
TOTAL MARKET VALUE			218,258
SOH/AGL Deduction			78,606
ASSESSED VALUE			139,652
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			88,241
TOTAL JUST VALUE			218,258
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2469	SFR	315	09/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/2298	12/23/2004	WD	Q	I		125,000

GRANTOR: RFJ PROPERTIES
GRANTEE: JOANNE R GEORGE

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= N45 UOP= N6 W31 S6 E31\$ W27 S45 FOP= S7 E5 N7 W5\$ E5 FGR= S21 E22 N21 W22 \$ E22\$ PTR= E30 FUS= E11 N25 W13 S2 W13 S12 E15 S11\$ W30\$.	

EXTRA FEATURES																
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	476.00	UT	2.00	2.00	100	2003	2003	3	100	952	

LAND DESCRIPTION										TOTAL OB/XF														
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	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							