



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	13517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,021	100	2026
FCP	536	25	2026
FOP	196	30	2026
FOP	308	30	2026
FST	32	55	2026
TOTALS	3,093		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,324	112.5200	126.02	292,870	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 0% - 2026 Heated Area: 2021 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		292,870	
TOTAL MARKET OB/XF VALUE		32,800	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		337,571	
SOH/AGL Deduction		0	
ASSESSED VALUE		337,571	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		337,571	
TOTAL JUST VALUE		405,670	
NCON VALUE		321,670	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052518	New Residential C	325,000	03/06/2025
000044704	Electrical Servic	0	06/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/622	5/18/2022	WD Q	Q	V	01	150,000
GRANTOR: SIRAK DAVID RYAN						
GRANTEE: YOUNG CAMERON						
1432/543	3/08/2021	WD Q	Q	V	01	75,000
GRANTOR: SCHMITTLING LEO F						
GRANTEE: SIRAK DAVID RYAN						

EXTRA FEATURES		787 SE CYPRESS CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	9946	Well	0
2	0040	BARN, POLE	40

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	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
2	0040	BARN, POLE	0	40	72	2,880.00	UT	10.00	10.00	100	2026	2025		100	28,800	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/08/2025
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=10,-10] W30 S39 E13 N5 E28 S5 E13 N40 W8 N4 W5 S3 W11 S2 \$	
FCP=[YR=2026;ORIG=34,-37] W23 S25 E10 N3 E5 E8 N22 \$	
FOP=[YR=2026;ORIG=11,-20] W31 S10 E30 N2 E1 N8 \$	
FST=[YR=2026;ORIG=26,-15] E8 S4 W8 N4 \$	
FOP=[YR=2026;ORIG=-7,24] E28 S7 W28 N7 \$	

LAND DESCRIPTION		TOTAL OB/XF 32,800																						
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	0					2.00	AC		1.00	1.00	0.80	5,000.00	4,000.00	8,000							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	4.80	AC		1.00	1.00	1.00	40.00	40.00	192							
3	5600	A	TIMBER 3	0					13.20	AC		1.00	1.00	1.00	281.00	281.00	3,709							
4	9910	M	MKT.VAL.AG	0					18.00	AC		1.00	1.00	0.80	5,000.00	4,000.00	72,000							