E1/2 OF E1/2 OF NW1/4 OF SE1/4 & OF NW1/4 OF SE1/4.

YOUNG CAMERON/YOUNG KACI
787 SE CYPRESS CT
LAKE CITY, FL 32025

2027

13-5S-17-09220-002

BUILDING CHARACTERISTICS

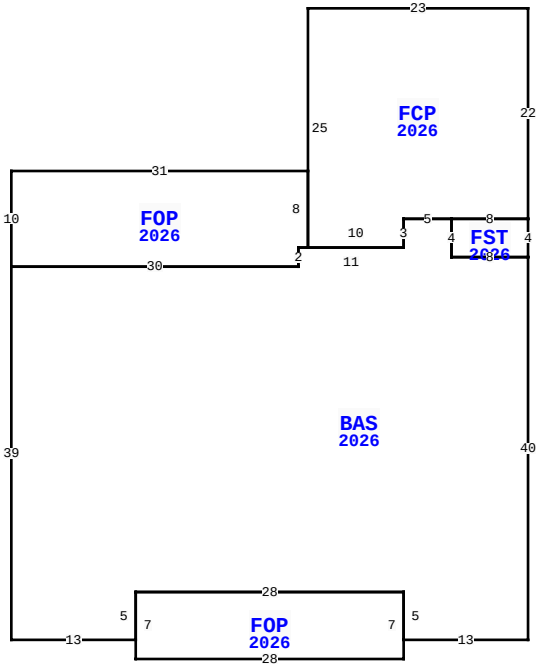
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2026	2,021	250,139
FCP	536	25	2026	134	16,585
FOP	196	30	2026	59	7,302
FOP	308	30	2026	92	11,387
FST	32	55	2026	18	2,228
TOTALS	3,093			2,324	287,641

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	123.77	287,641	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2021 HX Base Yr



787 SE CYPRESS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
2	0040	BARN,POLE	0	0	40	72	2,880.00	UT	10.00	10.00	100	2026	2025		100	28,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	287,641
TOTAL MARKET OB/XF VALUE	32,800
TOTAL LAND VALUE - MARKET	136,000
TOTAL MARKET VALUE	337,942
SOH/AGL Deduction	0
ASSESSED VALUE	337,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,942
TOTAL JUST VALUE	456,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,670

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	V	01	150,000
GRANTOR: SIRAK DAVID RYAN						
GRANTEE: YOUNG CAMERON						
1432/543	3/08/2021	WD	Q	V	01	75,000
GRANTOR: SCHMITTLING LEO F						
GRANTEE: SIRAK DAVID RYAN						

BUILDING NOTES

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

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	0					2.00	AC		1.00	1.00	0.80	8,500.00	6,800.00	13,600							
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	8,500.00	6,800.00	122,400							

REVIEW DATE 02/27/2026 BY robin Total Acres: 20.00 Total Land Value: 17,501 Market: 122,400 Agricultural: 3,901 Common: 13,600 PRINTED 11/17/2026 BY SYS