

COMM SE COR OF NE1/4 OF NW1/4, R  
 POB, RUN W 465.93 FT, N 306.97 F  
 140.87 FT, N 108.15 FT, E 652.72

CYPRESS MILL HOUSE, LLC  
 PO BOX 1733  
 LAKE CITY, FL 32056

**2026**

18-4S-17-08461-004  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 16,171 TOTAL LAND VALUE - MARKET 26,100 TOTAL MARKET VALUE 42,271 SOH/AGL Deduction 0 ASSESSED VALUE 42,271 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,271 TOTAL JUST VALUE 42,271 NCON VALUE 16,171 INCOME VALUE PREVIOUS YEAR MKT VALUE											
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE											
MAP NUM		18417.00 1.00 /																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										267 SW CRYSTAL GLN, LAKE CITY																					
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	0020	BARN,FR	0	0	13	77		1.00	UT 9,000.00	9,000.00	100	2026	2025	100	9,000																
2	0020	BARN,FR	0	0	27	40		1.00	UT 3,240.00	3,240.00	100	2026	2025	100	3,240																
3	0261	PRCH, UOP	0	0	20	60		1.00	UT 960.00	960.00	100	2026	2025	100	960																
4	0261	PRCH, UOP	0	0	8	60		1.00	UT 348.00	348.00	100	2026	2025	100	348																
5	0294	SHED WOOD/	0	0	20	16		1.00	UT 1,305.00	1,305.00	100	2026	2025	100	1,305																
6	0261	PRCH, UOP	0	0	0	0		1.00	UT 668.00	668.00	100	2026	2025	100	668																
7	0296	SHED METAL	0	0	0	0		1.00	UT 400.00	400.00	100	2026	2025	100	400																
8	0252	LEAN-TO W/	0	0	0	0		1.00	UT 50.00	50.00	100	2026	2025	100	50																
9	0252	LEAN-TO W/	0	0	0	0		1.00	UT 100.00	100.00	100	2026	2025	100	100																
10	0252	LEAN-TO W/	0	0	0	0		1.00	UT 100.00	100.00	100	2026	2025	100	100																
LAND DESCRIPTION										TOTAL OB/XF 16,171																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		RSF-1	0.00	0.00	1.61	AC		1.00	1.00	0.50	20,000.00	10,000.00	16,100														
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000														
REVIEW DATE 03/12/2026 BY ks Total Acres: 2.61 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 06/23/2026 BY SYS																															