LOT 21 LAKE JEFFERY PHASE 1 EX P
573-487.

BRADTMUELLER RONALD L/HURST GAIL G
P O BOX 2331
LAKE CITY, FL 32056

2027

23-3S-16-02272-022

BUILDING CHARACTERISTICS

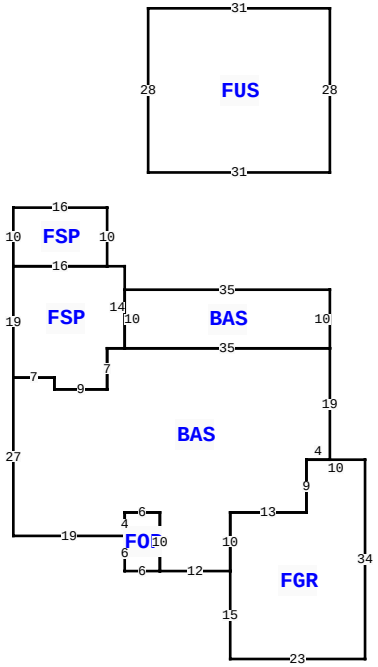
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		23316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	30,785
BAS	1,574	100		1,574	138,446
FGR	665	55		366	32,193
FOP	60	30		18	1,583
FSP	160	40		64	5,629
FSP	364	40		146	12,842
FUS	868	100		868	76,348
TOTALS	4,041			3,386	297,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,386	123.0144	135.32	458,194	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 2792 HX Base Yr 1998



234 NW CYPRESS COVE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	13	15	195.00	UT	2.50	2.50	100	1993	1993	3	100	488	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	297,826
TOTAL MARKET OB/XF VALUE	4,988
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	337,814
SOH/AGL Deduction	124,042
ASSESSED VALUE	213,772
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	162,361
TOTAL JUST VALUE	337,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,228

BLDG:1:1: DOR 1998

LAND:1:1: 0.91 AC. (DOR 1998)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29951	ADDN SFR	168	02/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2010	5/20/2025	LE	U	I	14	100
GRANTOR: BRADTMUELLER RONALD L						
GRANTEE: RAULERSON LISA JOLY						
0851/0664	12/30/1997	WD	Q	I		118,000
GRANTOR: LAW						
GRANTEE: BRADTMUELLER & HURS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N14 W3 FSP= N10 W16 S10 E16$ W16 S19 E7S2 E9 N7 E3$ W3 S7 W9 N2 W7 S27 E19 FOP= S6 E6 N10 W6 S4$ N4 E6 S10 E12 FGR= S15 E23 N34 W10 S9 W13 S10$ N10 E13 N9E4 N19$ BAS= N10 W35 S10 E35$ PTR=N30 FUS= N28 W31 S28 E31$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,988

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		RSF-2	213.00	141.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/17/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS