

LOT 22 LAKE JEFFERY PHASE 1 & BE
OF LOT 21, RUN NW 172.35 FT, SE
SW A CHORD DISTANCE OF 30.92 FT

ALTMAN TIMOTHY ALLEN
302 NW CYPRESS COVE DR
LAKE CITY, FL 32055

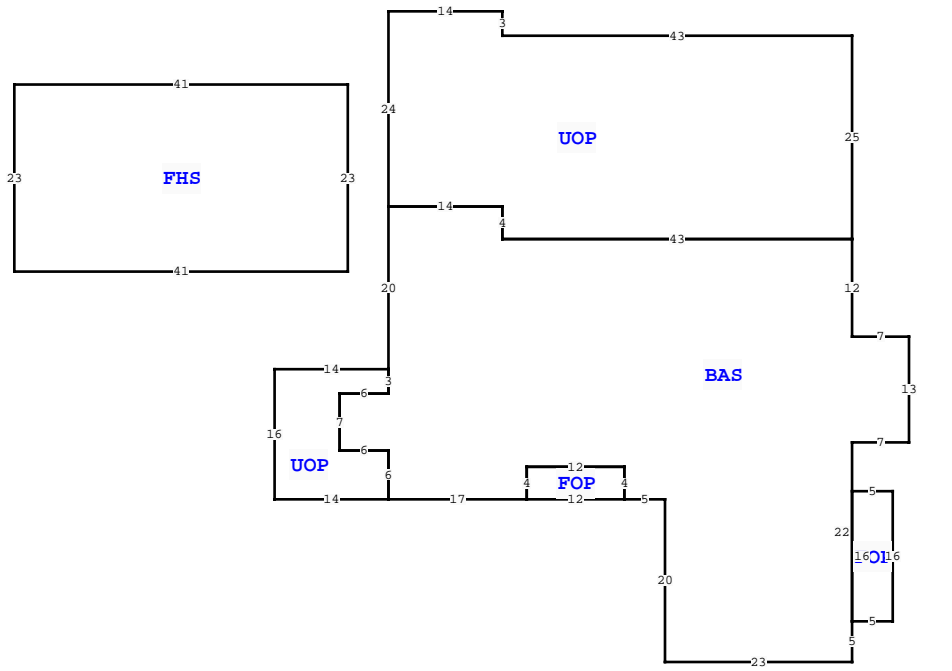
2026

23-3S-16-02272-023



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	12	CEDAR 90	
Exterior Wall	21	STONE 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 90	
Interior Floor	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	02	02 100	
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM			06
NEIGHBORHOOD/LOC	23316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,425	100	
FHS	943	60	
FOP	48	30	
FOP	80	30	
UOP	182	20	
UOP	1,411	20	
TOTALS	5,089		

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%	- 2022								
					Heated Area: 3368						
						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		396,981	
TOTAL MARKET OB/XF VALUE		13,402	
TOTAL LAND VALUE - MARKET		59,500	
TOTAL MARKET VALUE		469,883	
SOH/AGL Deduction		45,130	
ASSESSED VALUE		424,753	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		373,342	
TOTAL JUST VALUE		469,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1729	8/20/2021	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ALTMAN TIMOTHY ALLE						
1428/1191	1/19/2021	WD	Q	I	01	495,000
GRANTOR: CHAPMAN ROBERT E IV						
GRANTEE: ALTMAN TIMOTHY ALLE						

EXTRA FEATURES															302 NW CYPRESS COVE DR, LAKE CITY		
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	0	1.00	UT	4,000.00	4,000.00	100	0	0	3	100	4,000	
2	0190	FPPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	30	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0080	DECKING	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0120	CLFENCE 4	0	100	0	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0070	CARPORT UF	0	100	13	18	234.00	UT	3.00	3.00	100	1993	1993	3	100	702	
TOTALS																	

LAND DESCRIPTION										TOTAL OB/XF										13,402				
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	0133	C	SFR LAKE	100		RSF-2	81.00	270.00	1.00	LT		1.00	1.00	1.70	35,000.00	59,500.00	59,500							