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

2027

23-3S-16-02272-023

BUILDING CHARACTERISTICS

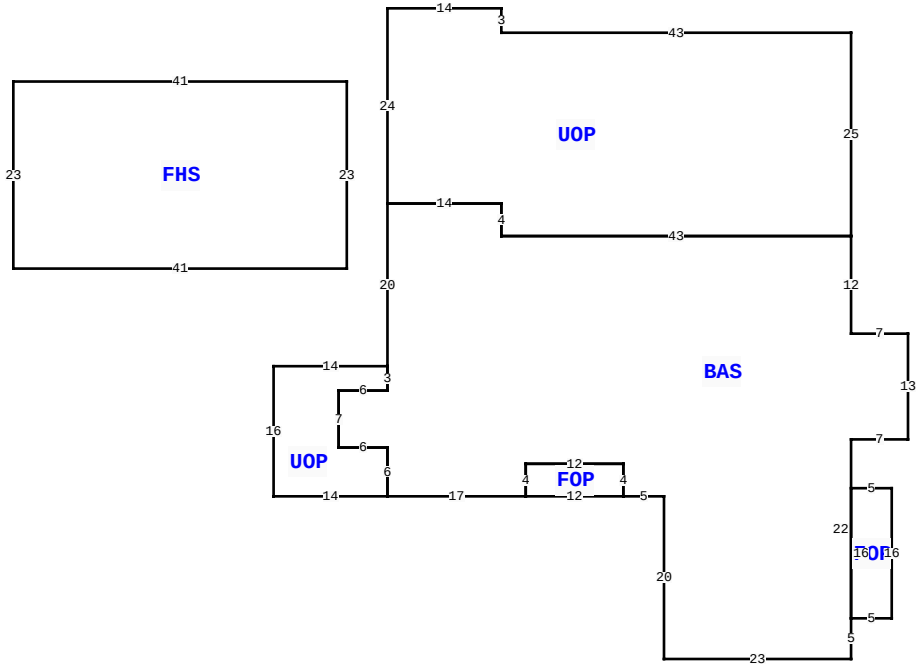
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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		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	2,425	100		2,425	282,503
FHS	943	60		566	65,937
FOP	48	30		14	1,631
FOP	80	30		24	2,796
UOP	182	20		36	4,194
UOP	1,411	20		282	32,852
TOTALS	5,089			3,347	389,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,347	132.3777	145.62	487,390	1985	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 3368 HX Base Yr 2022



302 NW CYPRESS COVE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		389,912
TOTAL MARKET OB/XF VALUE		13,402
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		462,814
SOH/AGL Deduction		25,318
ASSESSED VALUE		437,496
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		386,085
TOTAL JUST VALUE		462,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,883

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 N12 W43 N4 W14 S20 S3 W6 S7 E6 S6 E17 N4
E12 S4 E5 S20 E23 N5 N22 E7 N13 $
UOP=[ORIG=-7,-12] N25 W43 N3 W14 S24 E14 S4 E43 $
FHS=[ORIG=-69,-8] N23 W41 S23 E41 $
UOP=[ORIG=-64,4] W14 S16 E14 N6 W6 N7 E6 N3 $
FOP=[ORIG=-7,35] E5 N16 W5 S16 $
FOP=[ORIG=-47,20] E12 N4 W12 S4 $
.

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	4,000.00	4,000.00	100	0	0	3	100	4,000	
2	0190	FPLC 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	

LAND DESCRIPTION

TOTAL OB/XF 13,402

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	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							

REVIEW DATE 05/17/2023 BY JB Total Acres: 0.50 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 11/17/2026 BY SYS