LOT 23 LAKE JEFFERY PHASE 1
ORB 531-659, 766-1239,
788-1019, 856-1107,

GONZALEZ EDWIN/VALDES MARITZA
299 NW CYPRESS COVE DR
LAKE CITY, FL 32055

2027

23-3S-16-02272-024

BUILDING CHARACTERISTICS

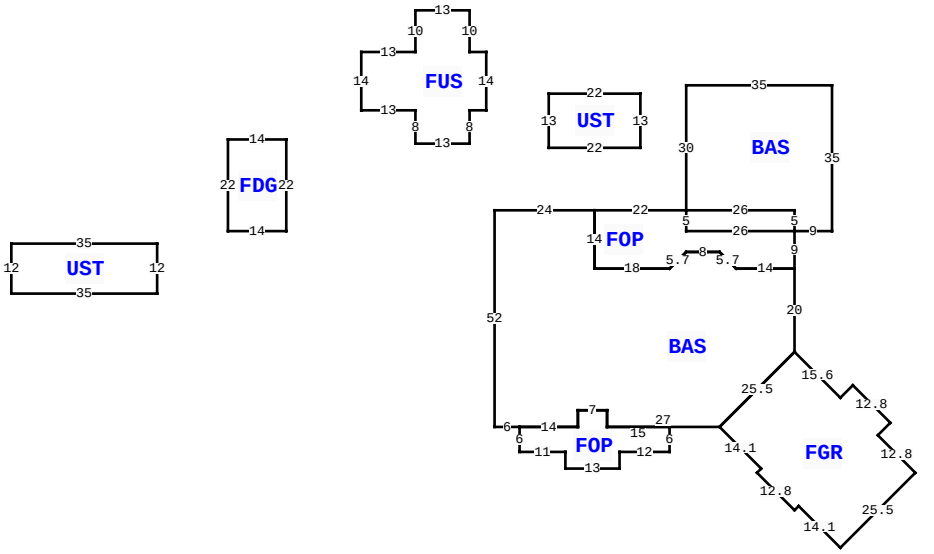
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,095	100		1,095	112,487
BAS	2,930	100		2,930	300,994
FDG	308	60		185	19,005
FGR	1,116	55		614	63,075
FOP	296	30		89	9,143
FOP	494	30		148	15,204
FUS	654	100		654	67,184
UST	286	45		129	13,252
UST	420	45		189	19,416
TOTALS	7,599			6,033	619,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	6,033	126.8236	152.19	918,162	2000	2000	0	0	0	32.50	67.50

1 EXCEPT SFR 100% - 2005 Heated Area: 4679 HX Base Yr 2005



299 NW CYPRESS COVE DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	619,759
TOTAL MARKET OB/XF VALUE	74,725
TOTAL LAND VALUE - MARKET	59,500
TOTAL MARKET VALUE	753,984
SOH/AGL Deduction	132,418
ASSESSED VALUE	621,566
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	570,155
TOTAL JUST VALUE	753,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	753,984

LAND:1:1: LAKE ACCESS & LAKE VIEW (1.74 AC)
SALE:3:1: LOT 23, LAKE JEFFERY
SALE:2:1: LOT 23 LAKE JEFFERY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053724	Remodel	59,121	07/31/2025
000052802	Screen Enclosure	16,700	04/02/2025
000052745	Swimming Pool and	99,942	03/28/2025
000050098	Solar Power Syste	25,000	06/11/2024
000049709	Roof Replacement	38,000	05/01/2024
000046163	Solar Power Syste	97,719	12/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/1414	12/14/2004	WD	Q	I		525,000
GRANTOR: STANLEY & MARY ANN CR						
GRANTEE: EDWIN GONZALES & MA						
0856/1107	4/07/1998	WD	Q	V		62,500
GRANTOR: JONES						
GRANTEE: CRAWFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S52 E6 E14 N4 E7 S4 E27 U18 R18 N20 W14 U4 L4 W8 D4 L4 W18 N14 W24 $
FGR=[ORIG=54,52] D10 R10 D1L1 D9 R9 U1 R1 D10 R10 U18 R18 U9 L9 U3 R3 U9 L9 D3 L3 U11 L11 D18 L18$
BAS=[ORIG=72,5] E9 N35 W35 S30 E26 S5 $
FUS=[ORIG=-19,-16] E13 N8 E4 N14 W4 N10 W13 S10 W13 S14 E13 S8 $
FOP=[ORIG=72,14] N9 W26 N5 W22 S14 E18 U4R4 E8 D4R4 E14 $
UST=[ORIG=-116,20] E35 N12 W35 S12 $
FDG=[ORIG=-64,5] E14 N22 W14 S22 $
FOP=[ORIG=6,52] S6 E11 S4 E13 N4 E12 N6 W15 N4 W7 S4 W14 $
UST=[ORIG=13,-15] E22 N13 W22 S13 $

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0119	MASONRY WA	0	100	0	0	376.00	UT	4.50	4.50	100	2000	2000	3	100	1,692	
3	0258	PATIO	0	100	23	37	851.00	UT	2.00	2.00	100	2000	2000	3	100	1,702	
4	0166	CONC,PAVMT	0	100	0	0	6,892.00	UT	2.00	2.00	100	2000	2000	3	100	13,784	
5	0080	DECKING	0	100	0	0	1,229.00	UT	3.50	3.50	100	2000	2000	3	100	4,302	
6	0040	BARN,POLE	0	100	0	0	867.00	UT	7.50	7.50	100	2000	2000	3	100	6,503	
7	0130	CLFENCE 5	0	100	0	0	670.00	UT	3.00	3.00	100	2000	2000	3	100	2,010	
8	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2026	2025		98	28,812	
9	0282	POOL ENCL	0	100	22	40	880.00	UT	15.00	15.00	100	2026	2025		95	12,540	
10	0166	CONC,PAVMT	0	100	0	0	460.00	UT	3.00	3.00	100	2026	2025		100	1,380	

LAND DESCRIPTION

TOTAL OB/XF 74,725

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-	2125.00	270.00	1.00	LT		1.00	1.00	1.70	35,000.00	59,500.00	59,500							

REVIEW DATE 05/16/2025 BY chuck Total Acres: 0.77 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 11/17/2026 BY SYS