LOT 24 LAKE JEFFERY PHASE 1

ORB 898-1892, WD 1194-1882, WD 1

SANDLIN TODD/SANDLIN SARAH
275 NW CYPRESS COVE DR
LAKE CITY, FL 32055

2026

23-3S-16-02272-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

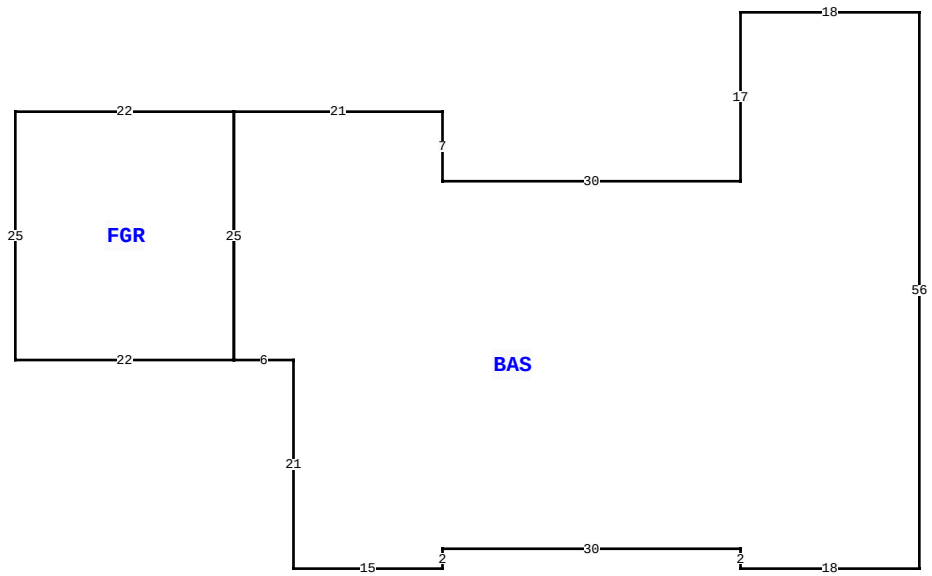
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,958	100		2,958	269,140
FGR	550	55		302	27,478
TOTALS	3,508			3,260	296,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,260	122.7904	139.98	456,335	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2958 HX Base Yr 2015



275 NW CYPRESS COVE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,618
TOTAL MARKET OB/XF VALUE		23,266
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		354,884
SOH/AGL Deduction		153,398
ASSESSED VALUE		201,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,075
TOTAL JUST VALUE		354,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046488	Roof Replacement	32,255	02/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1701	10/08/2014	WD	Q	I	01	205,000
GRANTOR: JAMES H & JANET S RIV						
GRANTEE: TODD & SARAH SANDLI						
1281/1826	3/28/2014	WD	U	I	38	160,000
GRANTOR: WOODROW & AIMEE DAVIS						
GRANTEE: JAMES H & JANET S R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S17 W30 N7 W21 FGR= W22 S25 E22 N25$ S25 E6 S21 E15 N2 E30 S2 E18 N56$.

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	1,000	
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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1985	1985	3	40	6,000	
5	0120	CLFENCE 4	0	100	0	0	140.00	UT	4.50	4.50	100	1993	1993	3	100	630	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 23,266

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	0.00	0.00	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: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS