LOT 25 LAKE JEFFERY PHASE 1.

521-308, 710-741,

STOKES SYLVIA T
259 NW CYPRESS COVE DRIVE
LAKE CITY, FL 32055

2027

23-3S-16-02272-026

BUILDING CHARACTERISTICS

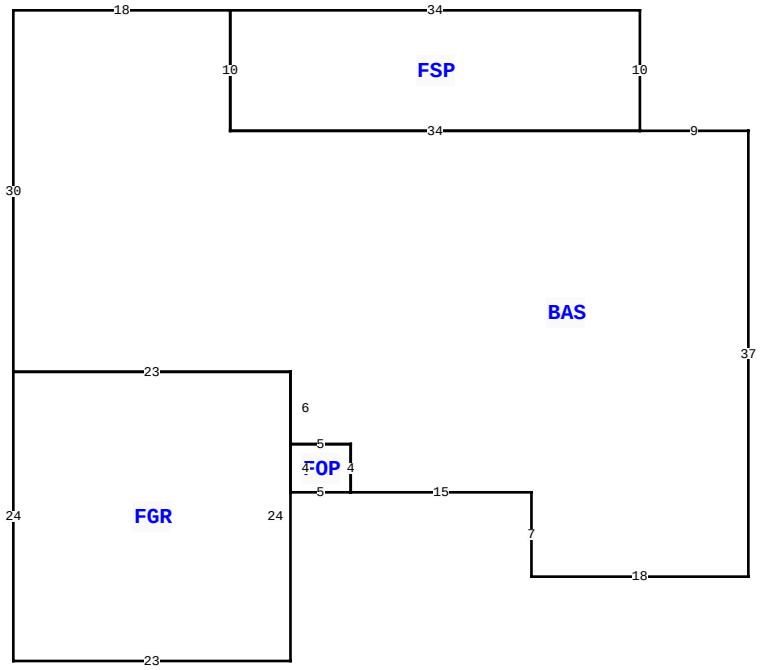
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	1,886	100		1,886	167,997
FGR	552	55		304	27,079
FOP	20	30		6	534
FSP	340	40		136	12,114
TOTALS	2,798			2,332	207,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	124.5816	137.04	319,577	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1886 HX Base Yr



259 NW CYPRESS COVE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	90	9	810.00	UT	1.40	1.40	100	0	0	3	100	1,134	
3	0166	CONC,PAVMT	0	100	28	34	952.00	UT	1.40	1.40	100	0	0	3	100	1,333	
4	0160	CLFENCE 10	0	100	0	0	240.00	UT	6.50	6.50	100	1993	1993	3	100	1,560	
5	0296	SHED METAL	0	100	12	18	216.00	UT	5.00	5.00	100	1993	1993	3	100	1,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,725
TOTAL MARKET OB/XF VALUE		7,107
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		249,832
SOH/AGL Deduction		66,279
ASSESSED VALUE		183,553
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		127,142
TOTAL JUST VALUE		249,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,607

LAND:1:1: 1.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30418	MAINT/ALTR	85	08/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0711/0741	2/14/1990	WD	Q	V		11,000

GRANTOR: COUNTRY CLUB LAKES

GRANTEE: DAVID STOKES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N10 W34 S10 E34$ W34 N10 W18 S30 FGR= S24 E23 N24 W23$ E23 S6 FOP= S4 E5 N4 W5$ E5 S4 E15 S7 E18 N37$.

LAND DESCRIPTION

TOTAL OB/XF 7,107

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	193.00	180.00	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: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS