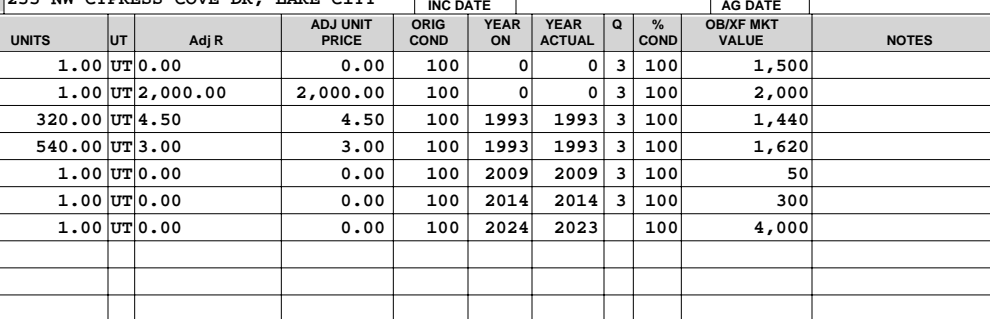


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,765	123.9700	138.85	383,920	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2193 HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			249,548
TOTAL MARKET OB/XF VALUE			10,910
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			295,458
SOH/AGL Deduction			0
ASSESSED VALUE			295,458
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			295,458
TOTAL JUST VALUE			295,458
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			295,458
LAND:1:1: 1.03 AC.			

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	2,193	100		2,193	197,924
FEP	260	80		208	18,773
FGR	545	55		300	27,076
FOP	80	30		24	2,166
UOP	200	20		40	3,610
TOTALS	3,278			2,765	249,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1500/2614	10/16/2023	WD U	U	I	38	197,800
GRANTOR: ROSENGRANT MURLIND JR						
GRANTEE: FALLING CREEK INVES						
0629/0032	7/29/1987	WD U	U	V		125,000
GRANTOR: FORSYTH CECIL K &						
GRANTEE: ROSENGRANT MURLIND						

EXTRA FEATURES

255 NW CYPRESS COVE DR, LAKE CITY

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

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	320.00	UT	4.50	4.50	100	1993	1993	3	100	1,440	
4	0070	CARPOT UF	0	0	18	30	540.00	UT	3.00	3.00	100	1993	1993	3	100	1,620	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W8 N4 W11 S4 W20 N13 W27 S42 E25 E20 S4 E13 N4 N21 E8 N8 \$			
FGR=[ORIG=-8,29] E21 N29 W13 S8 W8 S21 \$			
FEP=[ORIG=-19,-4] N9 W20 S13 E20 N4 \$			
UOP=[ORIG=-19,-13] N10 W20 S10 E20 \$			
FOP=[ORIG=-41,29] S4 E20 N4 W20 \$			

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	0		RSF	2271.00	181.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							