LOT 26 LAKE JEFFERY PHASE 1.

629-032, WD 1500-2614,

FALLING CREEK INVESTMENTS LLC
PO BOX 327
LAKE BUTLER, FL 32054

2027

23-3S-16-02272-027

BUILDING CHARACTERISTICS

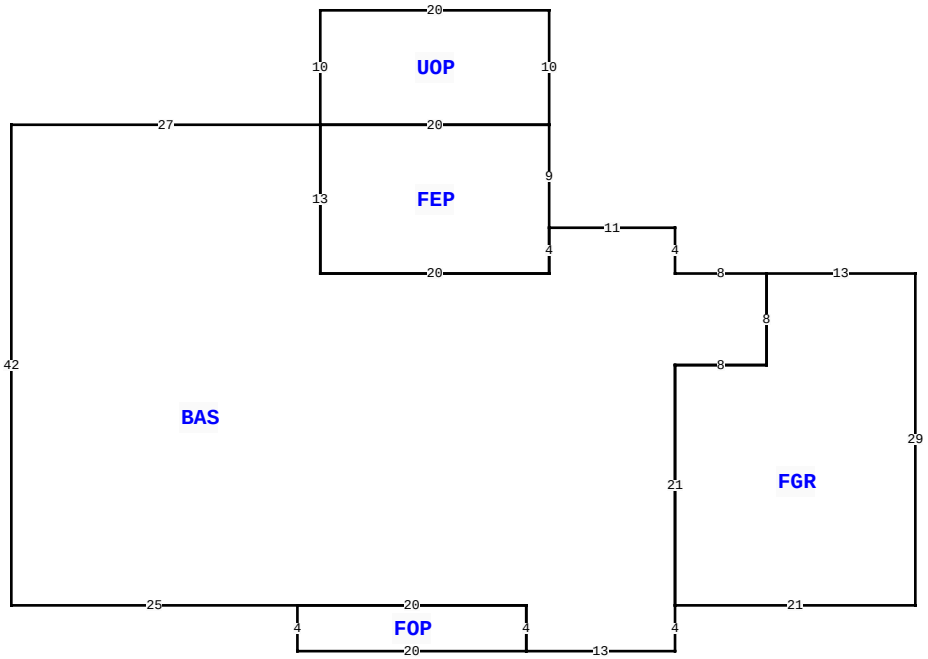
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,193	100		2,193	194,388
FEP	260	80		208	18,437
FGR	545	55		300	26,592
FOP	80	30		24	2,127
UOP	200	20		40	3,546
TOTALS	3,278			2,765	245,091

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	136.37	377,063	1987	1987	0	0	0	35.00	65.00

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



255 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	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	CARPORT 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,091
TOTAL MARKET OB/XF VALUE	10,910
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	291,001
SOH/AGL Deduction	0
ASSESSED VALUE	291,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,001
TOTAL JUST VALUE	291,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,458

LAND:1:1: 1.03 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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 10,910

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	0		RSF-2	271.00	181.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/03/2023 BY TP Total Acres: 1.13 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS