LOT 27 LAKE JEFFERY PHASE 1.

521-308, 783-131, 858-765, 861 -

CHOWDHURY RAHIMUL/CHOWDHURY YASMIN AKTHER
193 NW CYPRESS COVE DR
LAKE CITY, FL 32055

2027

23-3S-16-02272-028

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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

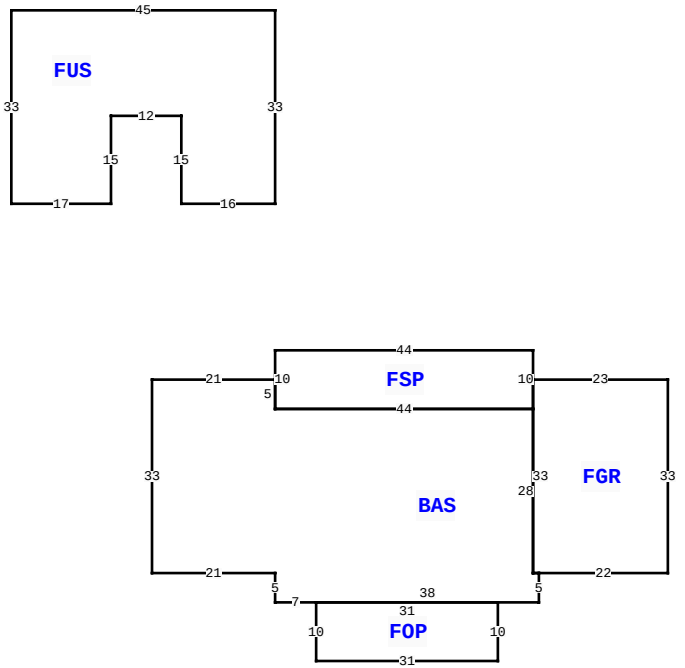
NEIGHBORHOOD/LOC 23316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100		2,150	201,320
FGR	759	55		417	39,047
FOP	310	30		93	8,708
FSP	440	40		176	16,480
FUS	1,305	100		1,305	122,196
TOTALS	4,964			4,141	387,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,141	116.6078	128.27	531,166	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2020 Heated Area: 3455 HX Base Yr 2020



193 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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
2	0282	POOL ENCL	0	100	26	45	1,170.00	UT	15.00	15.00	100	1998	1998	3	40	7,020	
3	0166	CONC,PAVMT	0	100	0	0	4,282.00	UT	1.50	1.50	100	1998	1998	3	100	6,423	
4	0169	FENCE/WOOD	0	100	0	0	232.00	UT	7.50	7.50	100	1998	1998	3	100	1,740	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		387,751
TOTAL MARKET OB/XF VALUE		29,519
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		452,270
SOH/AGL Deduction		97,800
ASSESSED VALUE		354,470
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,059
TOTAL JUST VALUE		452,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044014	Roof Replacement	20,728	03/28/2022
14582	POOL	95	10/05/1998
14120	SFR	530	06/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2190	6/27/2019	WD	Q	I	01	379,900
GRANTOR: MELINDA KEENER						
GRANTEE: RAHIMUL & YASMIN AK						
1284/2205	11/07/2014	WD	Q	I	01	259,500
GRANTOR: MCGEHEE						
GRANTEE: MELINDA KEENER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S33 E21 S5 E7 FOP= S10 E31 N10 W31$ E38 N5 FGR= E22 N33 W23 S33 E1 $ W1 N28 FSP= N10 W44 S10 E44$ W44 N5$ PTR= N30 FUS= N33 W45 S33 E17 N15 E12 S15 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 29,519

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	218.00	196.00	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: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS