AKA LOT 6 MIMOSA ACRES UNREC: CO 1/4 OF SW1/4, RUN N 12 FT FOR PO FT, E 463.73 FT, S 940.79 FT, W

BROCK DAYLE E
1817 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

25-4S-15-00385-106

BUILDING CHARACTERISTICS

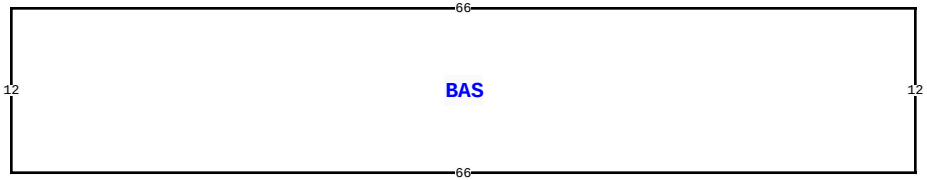
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	9,821
TOTALS	792			792	9,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	51.6750	31.00	24,552	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2007 Heated Area: 792 HX Base Yr 2007



1817 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	2006	2006	3	100	2,400	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,477
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		105,820
TOTAL MARKET VALUE		173,597
SOH/AGL Deduction		83,929
ASSESSED VALUE		89,668
TOTAL EXEMPTION VALUE	HX HB	44,574
BASE TAXABLE VALUE		45,094
TOTAL JUST VALUE		173,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/2776	12/30/2005	QC	Q	V	01	100
GRANTOR: WANDA GAIL BROCK						
GRANTEE: DAYLE BROCK						
1048/2404	6/09/2005	WD	U	V	08	31,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: DAYLE E & WANDA GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12$.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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		A-1	0.00	0.00	8.62	AC		1.00	1.00	1.00	11,000.00	11,000.00	94,820							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 06/04/2025 BY JB Total Acres: 9.62 Total Land Value: 105,820 Market: 0 Agricultural: 0 Common: 105,820 PRINTED 06/30/2026 BY SYS

AKA LOT 6 MIMOSA ACRES UNREC: CO 1/4 OF SW1/4, RUN N 12 FT FOR PO FT, E 463.73 FT, S 940.79 FT, W

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LAKE CITY, FL 32024

2026

25-4S-15-00385-106

BUILDING CHARACTERISTICS

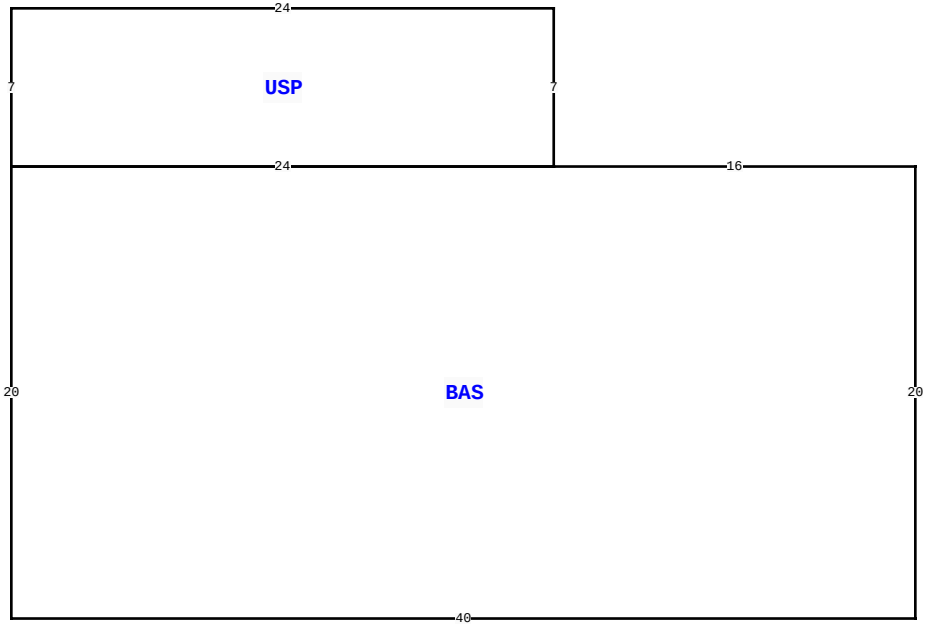
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	42,520
USP	168	35		59	3,136
TOTALS	968			859	45,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	859	73.0080	81.77	70,240	2002	2002	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2007 Heated Area: 800 HX Base Yr 2007



1817 SW CYPRESS LAKE RD, LAKE CITY

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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

COLUMBIA COUNTY PROPERTY

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GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: DAYLE E & WANDA GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N7 W24 S7 E24$ W24 S20 E40 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/04/2025 BY JB Total Acres: 9.62 Total Land Value: 105,820 Market: 0 Agricultural: 0 Common: 105,820 PRINTED 06/30/2026 BY SYS