

BEG NW COR OF S1/2 OF SE1/4 OF N
662.72 FT, E 263 FT, N 662.58 FT
TO POB & BEG NW COR OF S1/2 OF S

CAPPS ARTHUR RAY/CAPPS LYDIA KANOYE
328 SW COZY GLN
LAKE CITY, FL 32024

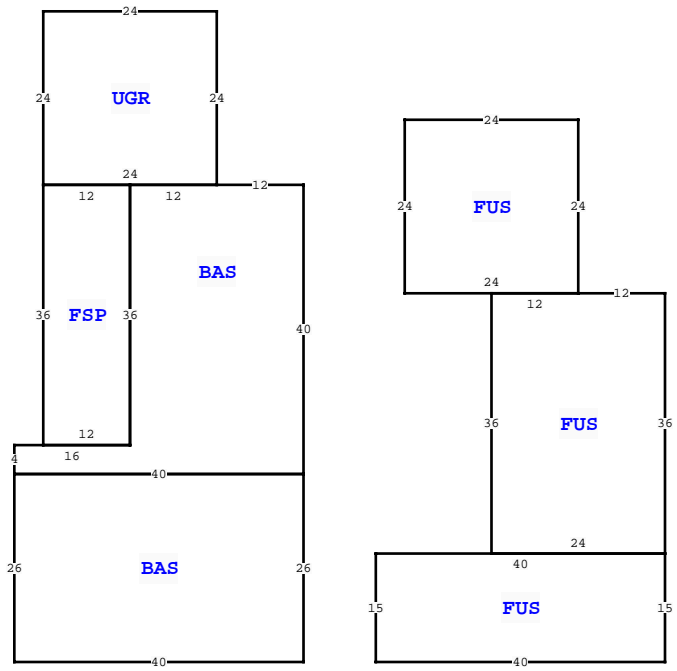
2026

26-3S-15-00242-001



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	2.	2.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	26315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	67,772
BAS	1,040	100		1,040	68,830
FSP	432	40		173	11,450
FUS	576	100		576	38,121
FUS	600	100		600	39,710
FUS	864	100		864	57,182
UGR	576	45		259	17,141
TOTALS	5,112			4,536	300,206

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 4104					HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		300,206	
TOTAL MARKET OB/XF VALUE		4,550	
TOTAL LAND VALUE - MARKET		49,170	
TOTAL MARKET VALUE		353,926	
SOH/AGL Deduction		30,831	
ASSESSED VALUE		323,095	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		271,684	
TOTAL JUST VALUE		353,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054594	Roof Replacement	28,000	12/01/2025
000047942	Remodel	16,070	08/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1914	8/09/2018	PR	U	I	19	203,500
GRANTOR: ROBERT KUZIANIK						
GRANTEE: ARTHUR RAY & LYDIA						
1346/2125	10/19/2017	WD	Q	I	01	192,000
GRANTOR: JERRI S HAINES						
GRANTEE: CECILY HUI & ROBERT						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0080	DECKING	0	100	16	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	450	
2	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2005	2005	3	50	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF										4,550	
328 SW COZY GLN, LAKE CITY										04/22/2026	MLU

BUILDING NOTES									
BAS=[ORIG=0,0] N26 W40 S26 E40 \$									
BAS=[ORIG=0,-26] N40 W12 W12 S36 W16 S4 E40 \$									
FUS=[ORIG=50,-15] N36 W12 W12 S36 E24 \$									
FUS=[ORIG=50,0] N15 W40 S15 E40 \$									
UGR=[ORIG=-12,-66] N24 W24 S24 E24 \$									
FUS=[ORIG=38,-51] N24 W24 S24 E24 \$									
FSP=[ORIG=-24,-66] W12 S36 E12 N36 \$									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] N26 W40 S26 E40 \$									
BAS=[ORIG=0,-26] N40 W12 W12 S36 W16 S4 E40 \$									
FUS=[ORIG=50,-15] N36 W12 W12 S36 E24 \$									
FUS=[ORIG=50,0] N15 W40 S15 E40 \$									
UGR=[ORIG=-12,-66] N24 W24 S24 E24 \$									
FUS=[ORIG=38,-51] N24 W24 S24 E24 \$									
FSP=[ORIG=-24,-66] W12 S36 E12 N36 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,550				
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	100		A-1	0.00	0.00	4.47	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,170							