LOT 9 BLOCK B LANGTREE S/D.

785-1826, 805-841, 832-2200, 865

RESTALL WALTER/RESTALL JOAN M
3340 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

26-4S-15-00401-129

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

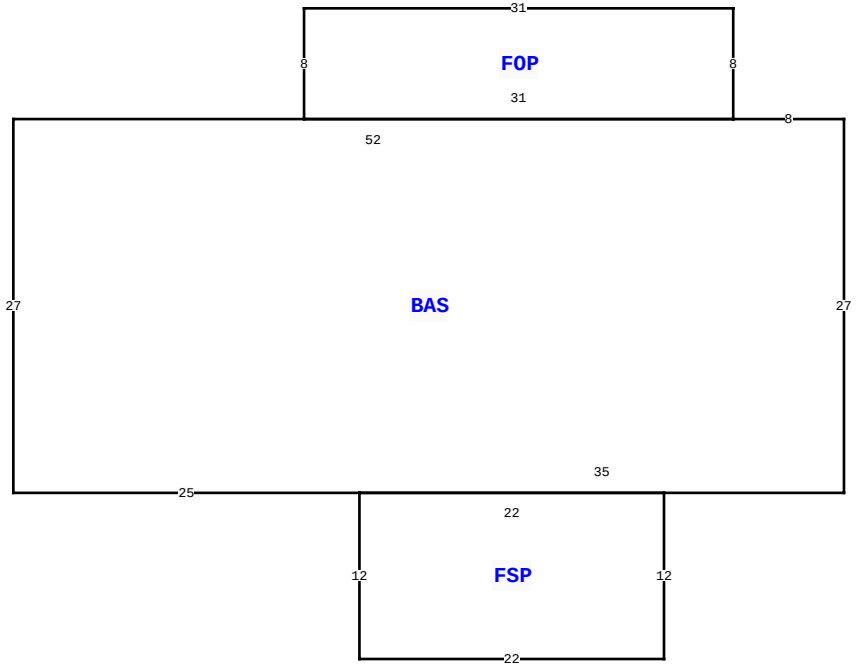
NEIGHBORHOOD/LOC 26415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	130,309
FOP	248	30		74	5,953
FSP	264	40		106	8,527
TOTALS	2,132			1,800	144,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	112.5040	123.75	222,750	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1620 HX Base Yr 2024



3340 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0210	GARAGE U	0	100	18	24	432.00	UT	2.77	2.77	100	2000	2000	3	100	1,197	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,788
TOTAL MARKET OB/XF VALUE	1,997
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	211,785
SOH/AGL Deduction	87,424
ASSESSED VALUE	124,361
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	22,950
TOTAL JUST VALUE	211,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16454	ADDN SFR	50	01/04/2000
10488	SFR	285	11/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1056	12/28/2023	LE	U	I	14	100
GRANTOR: RESTALL WALTER (ENH L						
GRANTEE: RESTALL PATRICIA A						
1500/2315	10/10/2023	WD	U	I	11	100
GRANTOR: RESTALL PATRICIA A						
GRANTEE: RESTALL WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N8 W31 S8 E31$ W52 S27 E25 FSP= S12 E22 N12 W22$ E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,997

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/14/2025 BY KS Total Acres: 5.05 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS