BEG NE COR OF NW1/4, RUN W 60
FT, S 210 FT, E 210 FT TO W
R/W CYPRESS LAKE ROAD, N ALONG

MILLER LENNARDO A/MILLER WAMPANNAGA C
3662 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

26-4S-15-00402-000

BUILDING CHARACTERISTICS

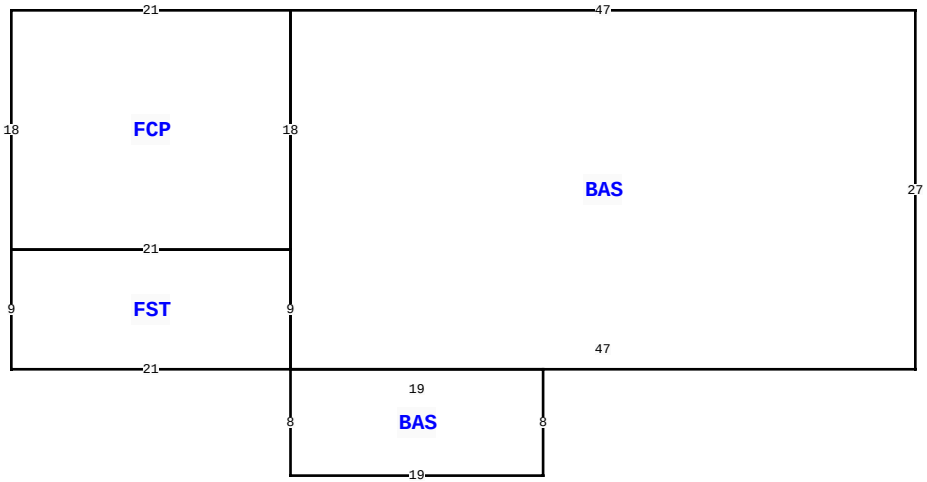
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	152	100		152	11,814
BAS	1,269	100		1,269	98,627
FCP	378	25		94	7,306
FST	189	55		104	8,083
TOTALS	1,988			1,619	125,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	108.7020	119.57	193,584	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1421 HX Base Yr 2017



3662 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,830
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	14,760
TOTAL MARKET VALUE	141,590
SOH/AGL Deduction	61,077
ASSESSED VALUE	80,513
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	29,102
TOTAL JUST VALUE	141,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051194	Roof Replacement	5,900	10/21/2024
8214	RECONNECT	50	03/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0243	9/25/2014	WD	Q	I	01	70,000
GRANTOR: JOHNNY R & NARRAGANSE						
GRANTEE: LEONNARDO A & WAMPA						
1271/2020	3/21/2014	WD	U	I	18	28,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JOHNNY R & NARRAGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FCP= W21 S18 E21 N18$ S18 FST= W21 S9 E21 N9$ S9
BAS= S8 E19 N8 W19$ E47 N27$.

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	2005	2005	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0.82	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,760							

REVIEW DATE 10/14/2025 BY JB Total Acres: 0.82 Total Land Value: 14,760 Market: 0 Agricultural: 0 Common: 14,760 PRINTED 11/17/2026 BY SYS