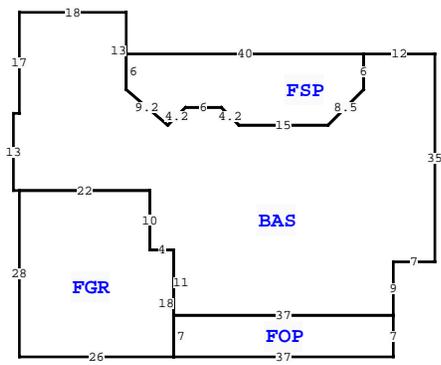


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,099	121.2200	138.19	428,251	2014	2014	0	0	0	11.00	89.00		

1 SINGLE FAM 100% - 2022 Heated Area: 2236 HX Base Yr 2022



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	27517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	275,004
FGR	688	55		378	46,490
FOP	259	30		78	9,593
FSP	414	40		166	20,417
UDU	336	55		185	22,753
UOP	280	20		56	6,888
TOTALS	4,213			3,099	381,143

354 SW CYPRESSWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0280	POOL R/CON	0	100	11	253.00	UT	70.00	70.00	100	2014	2014	3	76	13,460	
3	0169	FENCE/WOOD	0	100	0	224.00	UT	10.50	10.50	100	2014	2014	3	100	2,352	
4	0166	CONC, PAVMT	0	100	0	2,206.00	UT	2.00	2.00	100	2014	2014	3	100	4,412	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	381,143			
TOTAL MARKET OB/XF VALUE	22,624			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	468,767			
SOH/AGL Deduction	172,606			
ASSESSED VALUE	296,161			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	244,750			
TOTAL JUST VALUE	468,767			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	456,831			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31973	POOL	175	05/20/2014
31663	GARAGE	206	12/26/2013
31525	SFR	1,051	10/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/747	12/11/2025	LE	U	I	14	100
GRANTOR: GAUDETTE STEPHEN THOM						
GRANTEE: GAUDETTE STEPHEN TH						
1446/1588	8/25/2021	WD	U	I	11	100
GRANTOR: HERRICK KATHLEEN MARI						
GRANTEE: GAUDETTE STEPHEN TH						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 FSP= W40 S6 D6 R7 R3 U3 E6 D3 R3 E15 R6 U6 N6 S6 D6 L6 W15 L3 U3 W6 D3 L3 L7 U6 N13 W18 S17 W1 S13 E1 FGR= S28 E26 N18 W4 N10 W22 E22 S10 E4 S11 FOP= S7 E37 N7 W37 E37 N9 E7 N35 PTR= N30 UOP= N28 W10 UDU= W12 S28 E12 N28 S28 E10 S30 S.													

LAND DESCRIPTION														TOTAL OB/XF										
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							