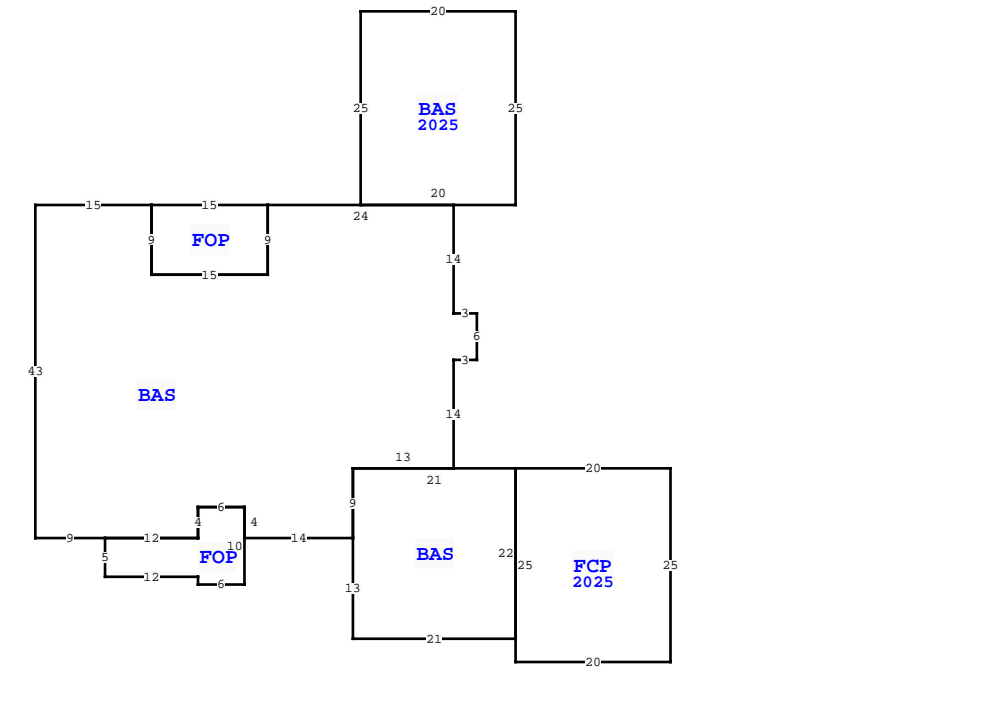




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	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	3,227	120.5710	135.04	435,774	2018	2018	0	0	7.00	93.00



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	462	100		462	58,021
BAS	2,064	100		2,064	259,212
BAS	500	100	2025	500	62,794
FCP	500	25	2025	125	15,698
FOP	120	30		36	4,521
FOP	135	30		40	5,024
TOTALS	3,781			3,227	405,270

219 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	0251	LEAN TO W/	0	100	10	35	UT	1.50	1.50	100	2018	2018	3	100	525	
2	0031	BARN, MT AE	0	100	20	35	UT	10.00	10.00	100	2018	2018	3	100	7,000	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2018	2018	3	100	600	
4	0280	POOL R/CON	0	100	32	12	UT	70.00	70.00	100	2019	2019	3	89	23,923	
5	0282	POOL ENCL	0	100	44	25	UT	15.00	15.00	100	2019	2019	3	65	10,725	
6	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

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						
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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				405,270	
TOTAL MARKET OB/XF VALUE				44,773	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				515,043	
SOH/AGL Deduction				111,771	
ASSESSED VALUE				403,272	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				351,861	
TOTAL JUST VALUE				515,043	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				510,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049592	Additions	30,000	04/11/2024
000049593	Additions	135,000	04/11/2024
38543	POOL ENCL	0	08/30/2019
38434	POOL	281	08/02/2019
35666	SFR	1,016	08/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/2730	6/26/2017	WD	U	V	16	15,800
GRANTOR: GUILLERMO CIFUENTES						
GRANTEE: MARK O JR & SARAH M						
1339/2729	6/22/2017	WD	U	V	16	15,800
GRANTOR: PAULA LEE GAVIN F/K/A						
GRANTEE: MARK O & SARAH M LA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W24 S9 W15 N9 W15 S43 E9 E12 N4 E6 S4 E14 N9 E13 N14 E3 N6 W3 N14 \$
FCP=[YR=2025;ORIG=8,34] E20 S25 W20 N25 \$
BAS=[ORIG=-13,43] S13 E21 N22 W21 S9 \$
FOP=[ORIG=-24,0] W15 S9 E15 N9 \$
FOP=[ORIG=-45,43] S5 E12 S1 E6 N10 W6 S4 W12 \$
BAS=[YR=2025;ORIG=-12,-25] E20 S25 W20 N25 \$