COMM SW COR OF SE1/4 OF SE1/4 RU
POB, N 29 DG E 515.27 FT, S 69 D
30 DG W 392.82 FT TO PT ON N R/W

FLOYD SARAH K
203 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2027

30-4S-16-03238-000

BUILDING CHARACTERISTICS

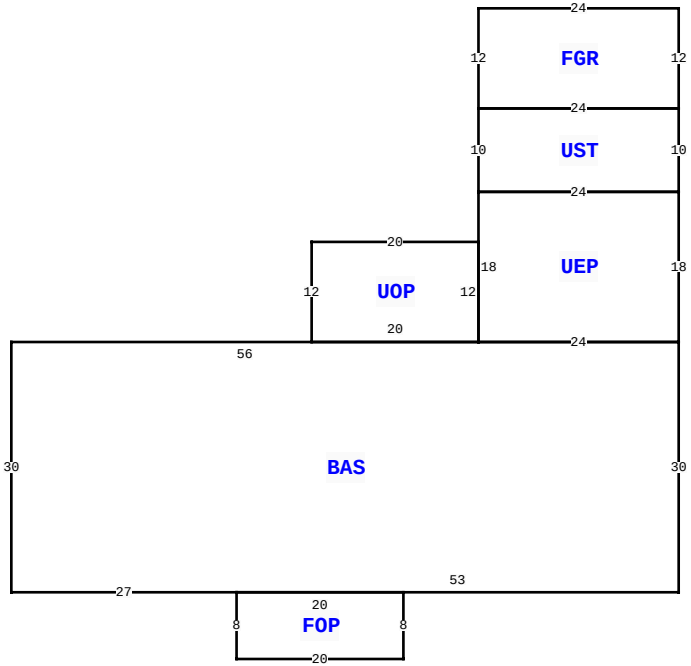
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	30416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	184,860
FGR	288	55		158	12,170
FOP	160	30		48	3,697
UEP	432	60		259	19,950
UOP	240	20		48	3,697
UST	240	45		108	8,319
TOTALS	3,760			3,021	232,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,021	107.7300	118.50	357,988	1974	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2400 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

203 SW CYPRESS LAKE RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,692
TOTAL MARKET OB/XF VALUE		11,100
TOTAL LAND VALUE - MARKET		41,125
TOTAL MARKET VALUE		284,917
SOH/AGL Deduction		77,275
ASSESSED VALUE		207,642
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		151,231
TOTAL JUST VALUE		284,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17780	SFR	635	12/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2603	5/20/2026	LE	U	I	14	100
GRANTOR: FLOYD JASON L						
GRANTEE: FLOYD SARAH K (ENH						
1460/1043	2/24/2022	QC	U	I	11	100
GRANTOR: FLOYD SARAH K						
GRANTEE: FLOYD JASON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E27 FOP= S8 E20 N8 W20$ E53 N30 UEP= N18UST= N10 FGR= N12 W24 S12 E24$ W24 S10 E24$ W24 S18 E24$W24 UOP= N12 W20 S12 E20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0040	BARN,POLE	0	100	30	60	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 11,100

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	3.29	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,125							

REVIEW DATE 06/10/2025 BY KS Total Acres: 3.29 Total Land Value: 41,125 Market: 0 Agricultural: 0 Common: 41,125 PRINTED 11/17/2026 BY SYS