

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

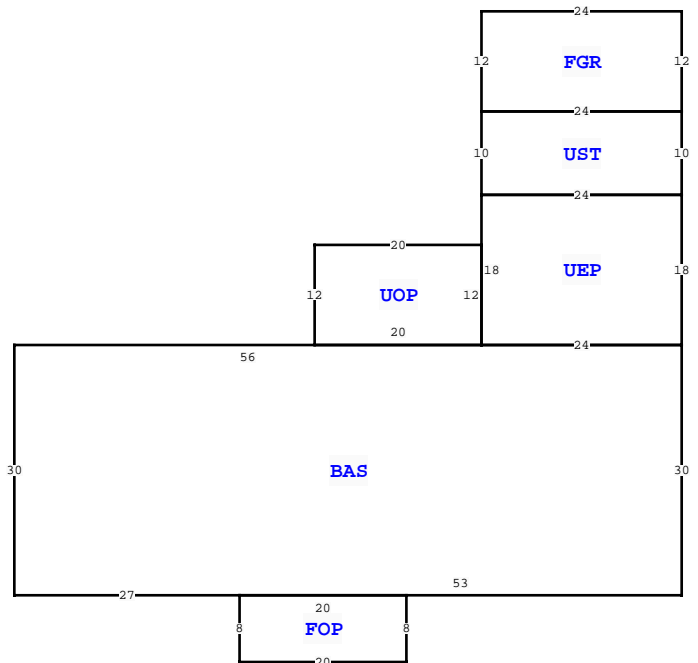
2026

30-4S-16-03238-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	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
BAS	2,400	100	
FGR	288	55	
FOP	160	30	
UEP	432	60	
UOP	240	20	
UST	240	45	
TOTALS	3,760		

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	120.66	364,514	1974	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 2400 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	236,934			
TOTAL MARKET OB/XF VALUE	11,100			
TOTAL LAND VALUE - MARKET	41,125			
TOTAL MARKET VALUE	289,159			
SOH/AGL Deduction	87,565			
ASSESSED VALUE	201,594			
TOTAL EXEMPTION VALUE	56,411		HX HB WX	
BASE TAXABLE VALUE	145,183			
TOTAL JUST VALUE	289,159			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	284,579			

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															203 SW CYPRESS LAKE RD, LAKE CITY	
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	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	900	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,000	
4	0040	BARN, POLE	0	100	30	60	1.00	UT	0.00	100	2019	2019	3	100	6,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	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	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							