



BEG SW COR OF SE1/4 OF SE1/4, RU  
69 DEG E 770.32 FT, S 29 DEG W 7  
OF SEC 31, CONT S 29 DEG W 23.47

FLOYD REVOCABLE LIVING TRUST  
281 SW CYPRESS LAKE RD  
LAKE CITY, FL 32024

2026

30-4S-16-03238-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 350,050 <b>TOTAL MARKET OB/XF VALUE</b> 60,346 <b>TOTAL LAND VALUE - MARKET</b> 110,220 <b>TOTAL MARKET VALUE</b> 520,616 SOH/AGL Deduction 172,818 <b>ASSESSED VALUE</b> 347,798 <b>TOTAL EXEMPTION VALUE</b> HX HB 51,411 <b>BASE TAXABLE VALUE</b> 296,387 <b>TOTAL JUST VALUE</b> 520,616 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 518,613																																																										
DOR CODE 0100 SINGLE FAMILY																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
MAP NUM										MKT AREA 02										<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1549/2720</td> <td>9/16/2025</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: FLOYD JASON L AKA JAS</td> </tr> <tr> <td colspan="7">GRANTEE: FLOYD REVOCABLE LIV</td> </tr> <tr> <td>1282/1836</td> <td>10/09/2014</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>334,000</td> </tr> <tr> <td colspan="7">GRANTOR: JAMES M &amp; SHANNON M D</td> </tr> <tr> <td colspan="7">GRANTEE: JASON &amp; MIMI FLOYD</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1549/2720	9/16/2025	WD	U	I	11	0	GRANTOR: FLOYD JASON L AKA JAS							GRANTEE: FLOYD REVOCABLE LIV							1282/1836	10/09/2014	WD	Q	I	01	334,000	GRANTOR: JAMES M & SHANNON M D							GRANTEE: JASON & MIMI FLOYD						
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NEIGHBORHOOD/LOC 30416.00 1.00/																				<b>BUILDING NOTES</b>    																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<b>BUILDING DIMENSIONS</b>    																																																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																																																										
<b>EXTRA FEATURES</b>																																																																														
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																																																														
11	0282	POOL ENCL	0 100	0	0	1,461.00	UT	15.00	15.00	100	2022	2021		75	16,436																																																															
										TOTAL OB/XF 16,436																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
REVIEW DATE 06/10/2025 BY ks Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/08/2026 BY SYS																																																																														