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

2027

30-4S-16-03238-001

BUILDING CHARACTERISTICS

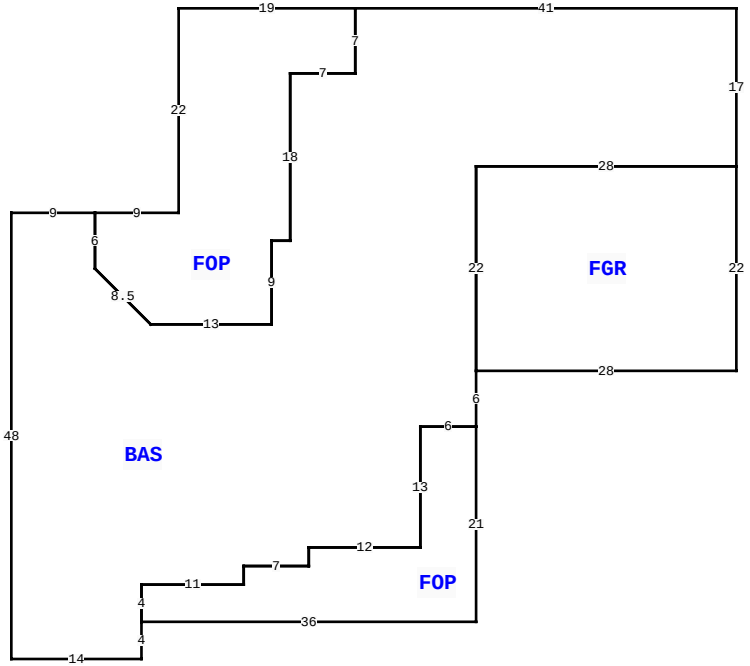
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,599	100		2,599	275,266
FGR	616	55		339	35,904
FOP	308	30		92	9,744
FOP	529	30		159	16,840
TOTALS	4,052			3,189	337,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,189	120.3576	132.39	422,192	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2015 Heated Area: 2599 HX Base Yr 2015



281 SW CYPRESS LAKE RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	337,754
TOTAL MARKET OB/XF VALUE	60,346
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	508,320
SOH/AGL Deduction	150,088
ASSESSED VALUE	358,232
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	306,821
TOTAL JUST VALUE	508,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042196	Screen Enclosure	13,000	06/22/2021
23262	POOL	150	06/13/2005
22624	SFR	714	12/20/2004

SALES DATA

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FOP= W19 S22 W9 S6 D6 R6 E13 N9 E2 N18 E7 N7 $ S7 W7 S18 W2 S9 W13 L6 U6 N6 W9 S48 E14 N4 FOP= E36 N21 W6 S13 W12 S2 W7 S2 W11 S4 $ N4 E11 N2 E7 N2 E12 N13 E6 N6 FGR= E28 N22 W28 S22$ N22 E28 N17$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,066.00	UT	2.50	2.50	100	2005	2005	3	100	2,665	
3	0120	CLFENCE 4	0	100	0	0	300.00	UT	6.00	6.00	100	2005	2005	3	100	1,800	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2005	2005	3	47	16,845	
5	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	5,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,200	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 43,910

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			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 06/10/2025 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS

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OF SEC 31, CONT S 29 DEG W 23.47

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BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30416.00	1.00/	

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TOTALS					

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
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

LAND DESCRIPTION

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

REVIEW DATE 06/10/2025 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS