

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

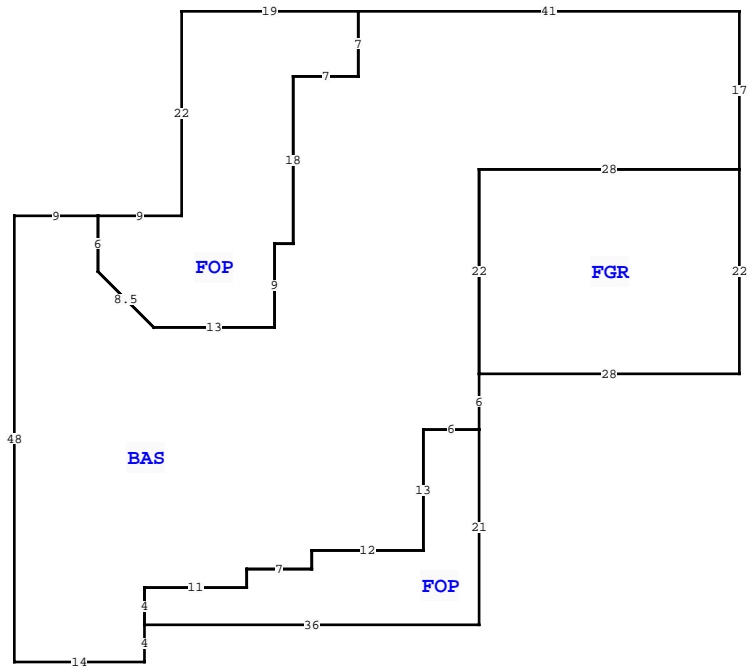
2026

30-4S-16-03238-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,599	100	
FGR	616	55	
FOP	308	30	
FOP	529	30	
TOTALS	4,052		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2015								
Heated Area: 2599						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			343,902
TOTAL MARKET OB/XF VALUE			60,346
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			514,468
SOH/AGL Deduction			166,670
ASSESSED VALUE			347,798
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			296,387
TOTAL JUST VALUE			514,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			518,613

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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0180	FPLC 1STRY	0 100	0 0	1.00
2	0166	CONC, PAVMT	0 100	0 0	1,066.00
3	0120	CLFENCE 4	0 100	0 0	300.00
4	0280	POOL R/CON	0 100	16 32	512.00
5	0020	BARN, FR	0 100	0 0	1.00
6	0252	LEAN-TO W/	0 100	0 0	1.00
7	0252	LEAN-TO W/	0 100	0 0	1.00
8	0040	BARN, POLE	0 100	0 0	1.00
9	0169	FENCE/WOOD	0 100	0 0	1.00
10	0166	CONC, PAVMT	0 100	0 0	1.00

TOTAL OB/XF															
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	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	
TOTALS												43,910			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	10.02	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11,000.00	11,000.00	110,220							

BUILDING NOTES											
BAS= W41 FOP= W19 S22 W9 S6 D6 R6 E13 N9 E2 N18 E7 N7 S \$7 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\$.											

BUILDING DIMENSIONS											
BAS= W41 FOP= W19 S22 W9 S6 D6 R6 E13 N9 E2 N18 E7 N7 S \$7 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\$.											

