

BEG SW COR, RUN N 210 FT, E 630
630 FT TO POB & .22 AC FOR R/W T
ORB 1494-1872.

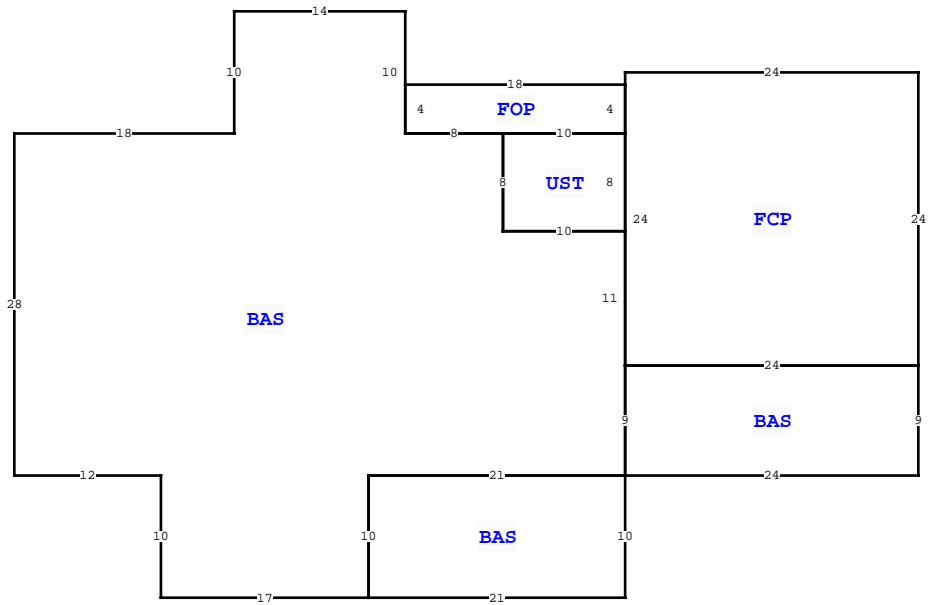
CHARLES CHARLES D
1119 SW CYPRESS LAKE DR
LAKE CITY, FL 32024

2026

30-4S-16-03249-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	90
Roof Cover	01	MINIMUM	10
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architctual	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	210	100	
BAS	216	100	
BAS	1,630	100	
FCP	576	25	
FOP	72	30	
UST	80	45	
TOTALS	2,784		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,258	113.9000	127.57	288,053	1977	1977	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2056 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,234
TOTAL MARKET OB/XF VALUE			36,188
TOTAL LAND VALUE - MARKET			8,340
TOTAL MARKET VALUE			231,762
SOH/AGL Deduction			67,811
ASSESSED VALUE			163,951
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			112,540
TOTAL JUST VALUE			231,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051630	Roof Replacement	8,100	11/25/2024
000051631	Roof Replacement	4,500	11/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES		1119 SW CYPRESS LAKE RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0280	POOL R/CON	70.00
2	0210	GARAGE U	0.00
3	0294	SHED WOOD/	0.00
4	0166	CONC, PAVMT	1.50
5	0166	CONC, PAVMT	1.50
6	0252	LEAN-TO W/	0.00
7	0169	FENCE/WOOD	0.00
8	0210	GARAGE U	0.00
9	0210	GARAGE U	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/09/2024		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S10 W18 S28 E12 S10 E17 BAS= E21 N10 W21 S10\$ N10E21BAS= E24 N9 W24 S9\$ N9 FCP= E24 N24 W24 S24 \$ N11 UST= N8 W10 S8 E10\$ W10 N8 FOP= E10 N4 W18 S4 E8\$ W8 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF												36,188										
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	2.78	AC		1.00	1.00	1.00	3,000.00	3,000.00	8,340							