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

2027

30-4S-16-03249-001

BUILDING CHARACTERISTICS

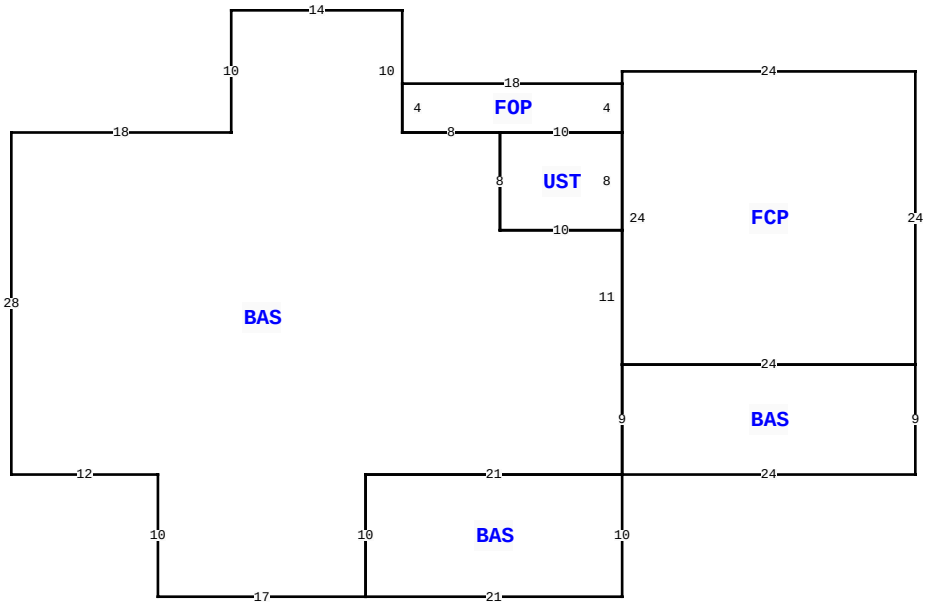
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	17,102
BAS	216	100		216	17,591
BAS	1,630	100		1,630	132,745
FCP	576	25		144	11,727
FOP	72	30		22	1,791
UST	80	45		36	2,932
TOTALS	2,784			2,258	183,888

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	125.29	282,905	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2056 HX Base Yr



1119 SW CYPRESS LAKE RD, LAKE CITY

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

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
2	0210	GARAGE U	0	100	25	27	1.00	UT	0.00	0.00	100	0	0	3	100	1,555	
3	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	275	
4	0166	CONC,PAVMT	0	100	9	13	117.00	UT	1.50	1.50	100	1993	1993	3	100	176	
5	0166	CONC,PAVMT	0	100	0	0	497.00	UT	1.50	1.50	100	1993	1993	3	100	746	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
8	0210	GARAGE U	0	100	24	60	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,000	
9	0210	GARAGE U	0	100	26	21	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,888
TOTAL MARKET OB/XF VALUE		36,188
TOTAL LAND VALUE - MARKET		8,340
TOTAL MARKET VALUE		228,416
SOH/AGL Deduction		59,546
ASSESSED VALUE		168,870
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,459
TOTAL JUST VALUE		228,416
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

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

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		A-1	0.00	0.00	2.78	AC		1.00	1.00	1.00	3,000.00	3,000.00	8,340							

REVIEW DATE 06/10/2025 BY JB Total Acres: 2.78 Total Land Value: 8,340 Market: 0 Agricultural: 0 Common: 8,340 PRINTED 11/17/2026 BY SYS