BEG SE COR OF E1/2 OF SW1/4, RUN FT, E 440 FT, S 220 FT TO POB.

CHARLES WAREHOUSE PROPERTIES LLC
1119 SW CYPRESS LAKE RD
LAKE CITY, FL 32024

2026

30-4S-16-03249-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

657 SW CYPRESS LAKE RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,674
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	44,674
SOH/AGL Deduction	12,473
ASSESSED VALUE	32,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,201
TOTAL JUST VALUE	44,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,274

SALE:1:1: .75 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0992	5/22/2019	WD	U	I	11	100
GRANTOR: CHARLES D CHARLES						
GRANTEE: CHARLES WAREHOUSE P						
0802/2408	3/01/1995	WD	Q	V	02	0
GRANTOR: LUTHER & DOROTHY M CH						
GRANTEE: CHARLES D CHARLES						

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
1	0030	BARN,MT	0	0	0	0	1.00	UT	8,990.00	8,990.00	60	1993	1993	3	60	5,394	
2	0030	BARN,MT	0	0	36	60	2,160.00	UT	5.00	5.00	60	2000	2000	3	60	6,480	
3	0040	BARN,POLE	0	0	36	100	3,600.00	UT	3.00	3.00	100	2006	2006	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 22,674

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	22,000							

REVIEW DATE 06/10/2025 BY JB Total Acres: 2.20 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/22/2026 BY SYS