COMM SW COR OF SEC, E 2169.63 FO
E 289 FT, S 220 FT TO S LINE OF
POB EX R/W.

CHARLES CHRISTOPHER MASON
9836 NW LAKE JEFFREY RD
LAKE CITY, FL 32055

2027

30-4S-16-03249-004

BUILDING CHARACTERISTICS

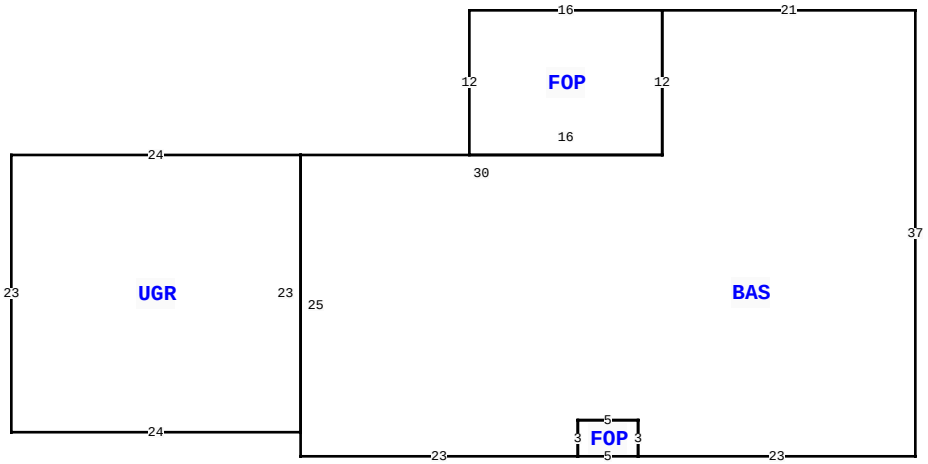
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,512	100		1,512	123,961
FOP	15	30		4	328
FOP	192	30		58	4,755
UGR	552	45		248	20,332
TOTALS	2,271			1,822	149,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	114.6600	126.13	229,809	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1512 HX Base Yr



727 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,376
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	7,250
TOTAL MARKET VALUE	157,126
SOH/AGL Deduction	0
ASSESSED VALUE	157,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,126
TOTAL JUST VALUE	157,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/1078	6/30/2014	QC	U	I	11	100
GRANTOR: CHARLES BROTHERS FARM						
GRANTEE: CHRISTOPHER MASON C						
1257/1247	3/27/2013	QC	U	I	11	1
GRANTOR: CHARLES CHARLES D						
GRANTEE: CHARLES BROTHERS FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W16 S12 E16 N12$ S12 W30 UGR= W24 S23 E24 N23$ S25 E23 FOP= E5 N3 W5 S3$ N3 E5 S3 E23 N37$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		A-1	0.00	0.00	1.45	AC		1.00	1.00	1.00	5,000.00	5,000.00	7,250							

REVIEW DATE 06/10/2025 BY JB Total Acres: 1.45 Total Land Value: 7,250 Market: 0 Agricultural: 0 Common: 7,250 PRINTED 11/17/2026 BY SYS