BEG SE COR OF SW1/4 OF NE1/4, N
FT TO E R/W OF CYPRESS LAKE DR,
163.28 FT, S 83 DEG E 494.07 FT,

PAPHIDES MICHAEL BRIAN
175 SW STAFFORD CT
LAKE CITY, FL 32024

2027

33-3S-16-02433-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,562
TOTAL MARKET VALUE	51,562
SOH/AGL Deduction	6,187
ASSESSED VALUE	45,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,375
TOTAL JUST VALUE	51,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1534	4/30/2026	WD	U	V	11	100
GRANTOR: PAPHIDES BRIAN						
GRANTEE: PAPHIDES MICHAEL BR						
1567/1530	4/30/2026	WD	Q	V	01	80,000
GRANTOR: LAMBERT MARGARET C						
GRANTEE: PAPHIDES BRIAN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF-2	0.00	0.00	2.75	AC		1.00	1.25	1.25	15,000.00	18,750.00	51,562							

REVIEW DATE 09/09/2026 BY TP Total Acres: 2.75 Total Land Value: 51,562 Market: 0 Agricultural: 0 Common: 51,562 PRINTED 11/16/2026 BY SYS