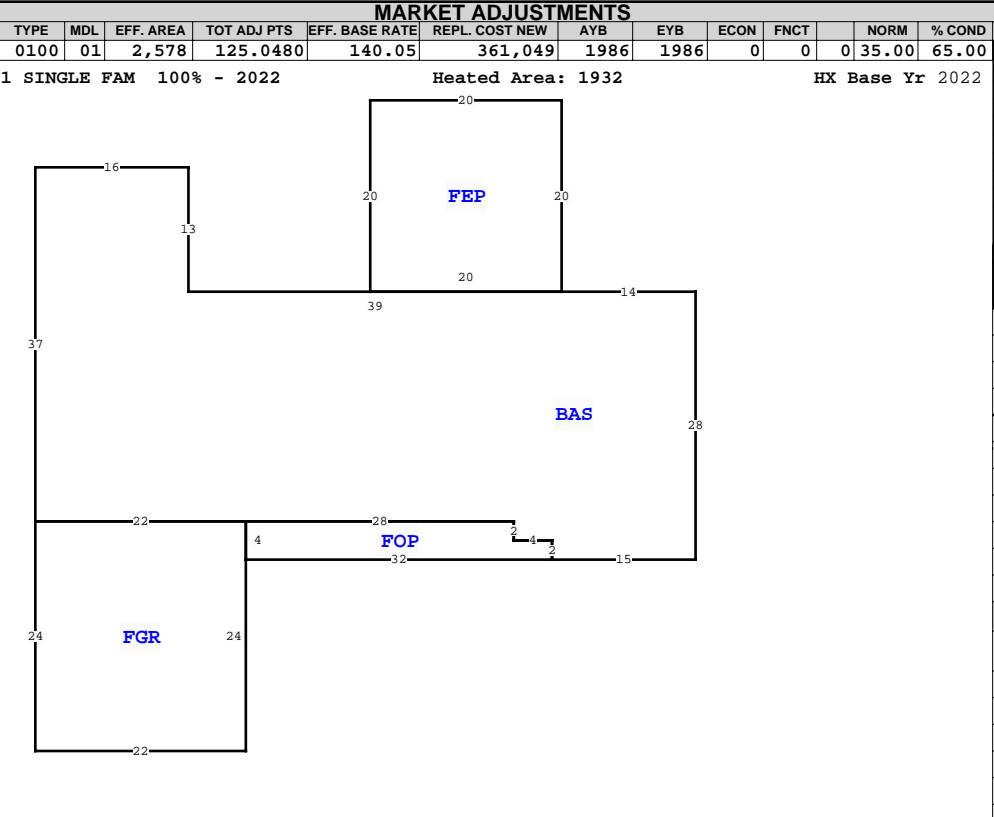


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	CD	CONSTRUCTION			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	33316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	175,875
FEP	400	80		320	29,130
FGR	528	55		290	26,400
FOP	120	30		36	3,277
TOTALS	2,980			2,578	234,682

279 SW SWEETBREEZE DR, LAKE CITY

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	652	
4	0280	POOL R/CON	0	100	0	0	520.00	UT	70.00	70.00	100	2020	2020	3	91	33,124	

TOTAL OB/XF 37,476

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		RSF	1260.00	230.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				234,682	
TOTAL MARKET OB/XF VALUE				37,476	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				307,158	
SOH/AGL Deduction				74,944	
ASSESSED VALUE				232,214	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				180,803	
TOTAL JUST VALUE				307,158	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,886	
SALE:3:1: LOT 1, BLOCK A. CYPRESS LAKE					
SALE:2:1: LOT 1, BLOCK A, CYPRESS LAKE					
SALE:1:1: LOT 1 BLK A					
LAND:1:1: 1.03 ACRES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000048356	Solar Power Syste	85,300	10/06/2023		
38547	POOL	0	08/30/2019		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/2279	4/30/2020	WD	U	I	30	219,200
GRANTOR: BRIAN M & LAURA T PAP						
GRANTEE: MICHELE P & CHRISTI						
1371/2699	10/29/2018	WD	Q	I	01	215,000
GRANTOR: RUTH ANN THOMAS						
GRANTEE: BRIAN M & LAURA T P						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FEP= N20 W20 S20 E20\$ W39 N13 W16 S37 FGR= S24E22 N24 W22\$ E22 FOP= S4 E32 N2 W4 N2 W28\$ E28 S2 E4 S2 E15N28\$.	