LOT 3 BLOCK A CYPRESS LAKE S/D.
ORB 655-002, WD 1184-2694, WD 13

HUCHINGSON JOSEPH H/HUCHINGSON LISA H
355 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-003

BUILDING CHARACTERISTICS

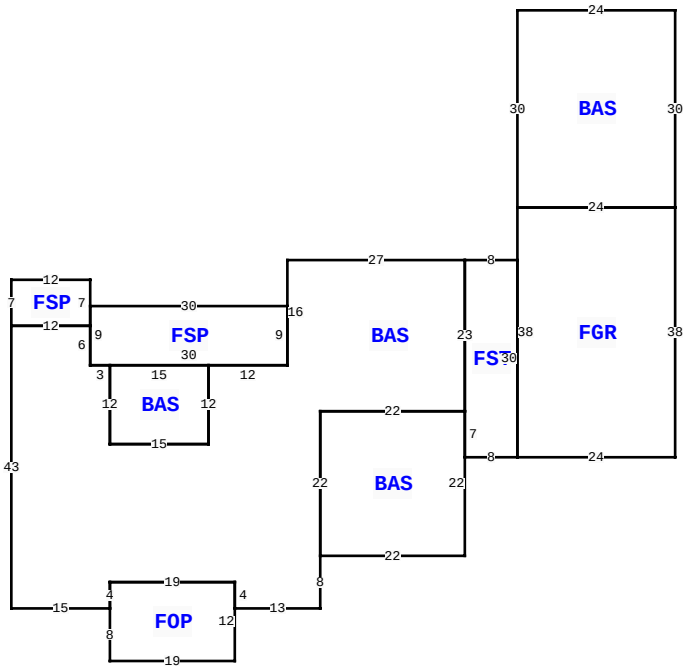
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	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	180	100		180	19,267
BAS	484	100		484	51,807
BAS	720	100		720	77,069
BAS	2,141	100		2,141	229,173
FGR	912	55		502	53,734
FOP	228	30		68	7,278
FSP	84	40		34	3,639
FSP	270	40		108	11,560
FST	240	55		132	14,130
TOTALS	5,259			4,369	467,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,369	121.6380	133.80	584,572	1989	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 3525 HX Base Yr 2020



355 SW SWEETBREEZE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	467,658
TOTAL MARKET OB/XF VALUE	29,544
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	532,202
SOH/AGL Deduction	123,601
ASSESSED VALUE	408,601
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	357,190
TOTAL JUST VALUE	532,202
NCON VALUE	3,808
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	517,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052410	Screen Enclosure	40,000	02/21/2025
000051669	Swimming Pool and	80,000	12/02/2024
000046406	Roof Replacement	43,099	01/31/2023
40252	ADDN SFR	0	07/30/2020
31854	GARAGE	381	04/01/2014
23956	REMODEL	125	12/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1265	11/01/2019	WD	Q	I	01	427,900
GRANTOR: CHARLES H IV & ELIZAB						
GRANTEE: JOSEPH H & LISA H H						
1184/2694	11/30/2009	WD	Q	I	01	319,000
GRANTOR: MICHAEL C & CATHY S M						
GRANTEE: CHARLES H IV & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S16 W12 S12 W15 N12 W3 N6 W12 S43 E15 N4
E19 S4 E13 N8 N22 E22 N23 $
FGR=[ORIG=8,30] E24 N38 W24 S38 $
BAS=[ORIG=32,-8] N30 W24 S30 E24 $
BAS=[ORIG=-22,45] E22 N22 W22 S22 $
FSP=[ORIG=-57,7] E30 S9 W30 N9 $
FST=[ORIG=0,23] S7 E8 N30 W8 S23 $
FOP=[ORIG=-54,53] S8 E19 N12 W19 S4 $
BAS=[ORIG=-39,16] W15 S12 E15 N12 $
FSP=[ORIG=-57,10] N7 W12 S7 E12 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,350	
4	0280	POOL R/CON	0	100	18	36	648.00	UT	70.00	70.00	100	1989	1989	3	40	18,144	
5	0060	CARPORT F	0	100	14	30	420.00	UT	5.00	5.00	100	1993	1993	3	100	2,100	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
7	0060	CARPORT F	0	100	18	40	720.00	UT	5.00	5.00	100	2006	2006	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 29,544

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		RSF-1	167.00	230.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 1.17 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS