LOT 4 BLOCK A CYPRESS LAKE S/D

755-54, FJ 943-2542, 949-810,

BUCKLES BRYAN H/BUCKLES CASSANDRA L
383 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-004

BUILDING CHARACTERISTICS

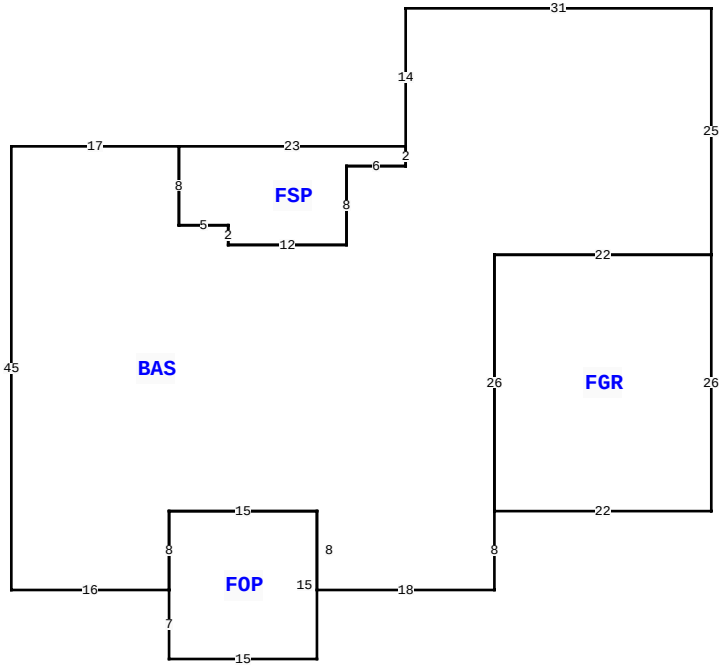
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 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	2,589	100		2,589	258,165
FGR	572	55		315	31,410
FOP	225	30		68	6,780
FSP	172	40		69	6,880
TOTALS	3,558			3,041	303,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,041	135.2956	148.83	452,592	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2020 Heated Area: 2589 HX Base Yr 2020



383 SW SWEETBREEZE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	21	21	441.00	UT	2.50	2.50	100	0	0	3	100	1,103	
3	0166	CONC,PAVMT	0	100	11	309	3,399.00	UT	1.00	1.00	100	0	0	3	100	3,399	
4	0280	POOL R/CON	0	100	0	0	266.00	UT	70.00	70.00	100	2007	2007	3	54	10,055	
5	0282	POOL ENCL	0	100	32	36	1,152.00	UT	15.00	15.00	100	2007	2007	3	40	6,912	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,237
TOTAL MARKET OB/XF VALUE		23,469
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		361,706
SOH/AGL Deduction		99,650
ASSESSED VALUE		262,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,645
TOTAL JUST VALUE		361,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,207

SALE:1:1: LOT 4, BLOCK A, CYPRESS LAKE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26013	POOL ENCL	90	07/11/2007
25883	POOL	150	06/04/2007
24976	REMODEL	200	09/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1334	7/30/2019	WD	Q	I	01	385,000
GRANTOR: PHILIP J JR & SARAI C						
GRANTEE: BRYAN H & CASSANDRA						
1095/1716	9/01/2006	WD	Q	I		300,000
GRANTOR: JANIS WATSON						
GRANTEE: PHILIP J & SARAI C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S14 FSP= W23 S8 E5 S2 E12 N8 E6 N2$ S2 W6 S8 W12 N2 W5N8W17 S45 E16 FOP= N8 E15 S15W15 N7$N8 E15 S8 E18 N8 FGR= N26 E22 S26 W22$ N26 E22 N25$.

LAND DESCRIPTION

TOTAL OB/XF 23,469

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY JB Total Acres: 1.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS