LOT 6 BLOCK A CYPRESS LAKE S/D.
607-727, 737-284, WD 1277-437, W

DEACONESCU SONDRA MARIE/DEACONESCU OVIDIU
175 SW MOSSY COURT
LAKE CITY, FL 32024

**2027**

**33-3S-16-02434-006**

## BUILDING CHARACTERISTICS

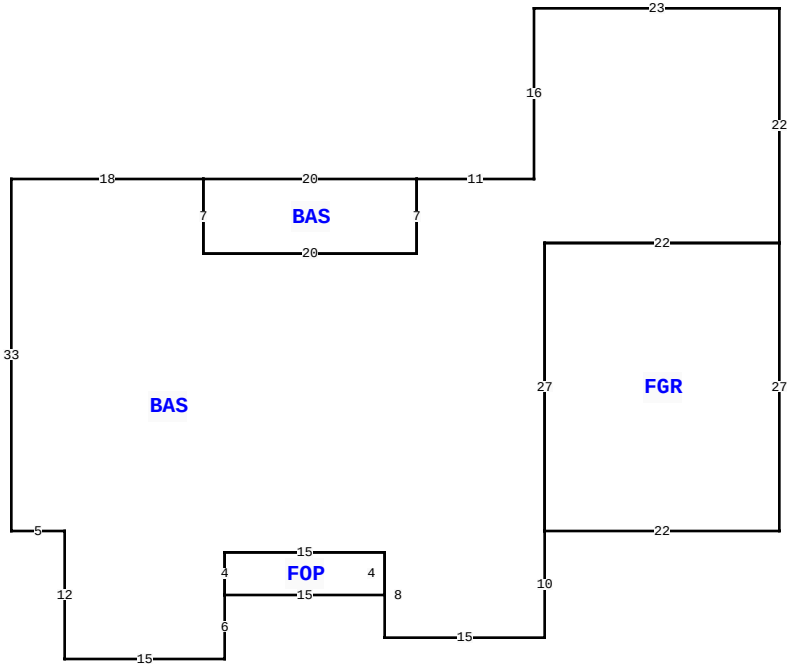
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 | 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 | 140 | 100 | | 140 | 12,754 |
| BAS | 2,370 | 100 | | 2,370 | 215,906 |
| FGR | 594 | 55 | | 327 | 29,790 |
| FOP | 60 | 30 | | 18 | 1,640 |
| TOTALS | 3,164 | | | 2,855 | 260,090 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,855 | 125.4792 | 138.03 | 394,076 | 1991 | 1991 | 0 | 0 | 0 | 34.00 | 66.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2510 HX Base Yr 2019




175 SW MOSSY CT, 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 | 0166 | CONC,PAVMT | 0 | 100 | 14 | 100 | 1,400.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,960 | |
| 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 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1994 | 1994 | 3 | 40 | 14,336 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 1,000.00 | UT | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 40 | 6,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 260,090 |
| TOTAL MARKET OB/XF VALUE | | 23,496 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 318,586 |
| SOH/AGL Deduction | | 79,520 |
| ASSESSED VALUE | | 239,066 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 187,655 |
| TOTAL JUST VALUE | | 318,586 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,316 |

LAND:1:1: .98 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1551/2578 | 10/15/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DEACONESCU SONDRA MAR | | | | | | |
| GRANTEE: DEACONESCU SONDRA M | | | | | | |
| 1335/1780 | 4/19/2017 | WD | Q | I | 01 | 271,000 |
| GRANTOR: STEPHEN M & CHRISTY L | | | | | | |
| GRANTEE: SONDRA MARIE LANIER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 S16 W11 BAS= W20 S7 E20 N7$ S7 W20 N7 W18 S33 E5S12 E15 N6 FOP= E15 N4 W15 S4$ N4 E15 S8 E15 N10 FGR= E22 N27 W22 S27$ N27 E22 N22$.

## LAND DESCRIPTION

TOTAL OB/XF 23,496

| 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: 0.99 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS