LOT 9 BLOCK A CYPRESS LAKE S/D.
ORB 631-561, 817-1500, 853-425,

KUYKENDALL SHANNON BRENT/KUYKENDALL TRACY RENEE
196 SW MOSSY CT
LAKE CITY, FL 32024

**2027**

**33-3S-16-02434-009**

## BUILDING CHARACTERISTICS

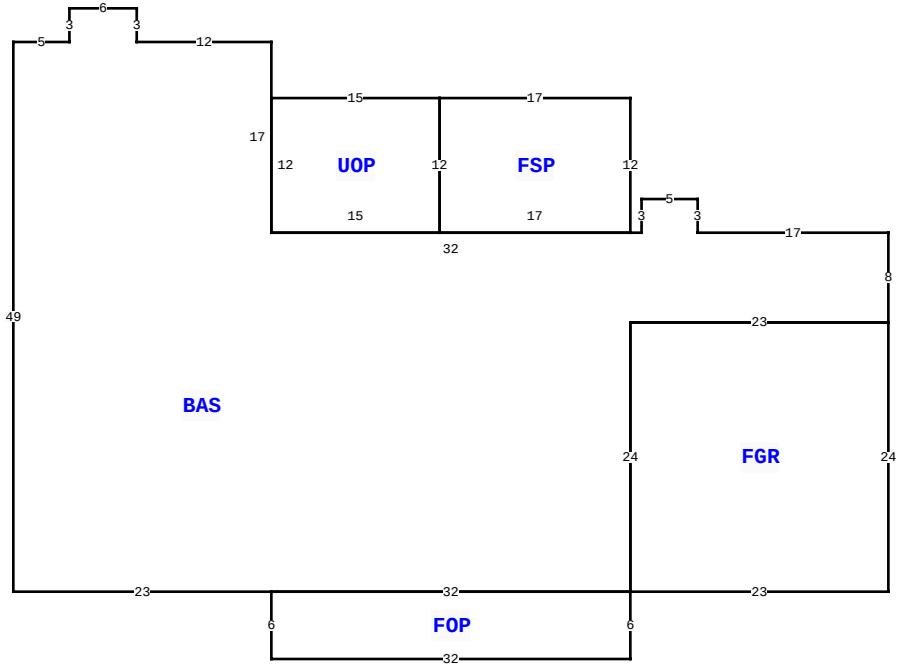
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,368 | 100 | | 2,368 | 207,161 |
| FGR | 552 | 55 | | 304 | 26,595 |
| FOP | 192 | 30 | | 58 | 5,074 |
| FSP | 204 | 40 | | 82 | 7,173 |
| UOP | 180 | 20 | | 36 | 3,149 |
| TOTALS | 3,496 | | | 2,848 | 249,153 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,848 | 122.3530 | 134.59 | 383,312 | 1987 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 2368 HX Base Yr 2008




196 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,800 | |
| 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 | 1987 | 1987 | 3 | 40 | 14,336 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 5 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 160.00 | UT | 5.50 | 5.50 | 75 | 1993 | 1993 | 3 | 75 | 660 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 7.50 | 7.50 | 75 | 1993 | 1993 | 3 | 75 | 675 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,153 |
| TOTAL MARKET OB/XF VALUE | | 19,571 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 303,724 |
| SOH/AGL Deduction | | 91,923 |
| ASSESSED VALUE | | 211,801 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 160,390 |
| TOTAL JUST VALUE | | 303,724 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 308,259 |

SALE:2:1: LOT 9 BLK A CYPRESS LAKE S/D

LAND:1:1: EXTRA ACREAGE COMP FOR SWAMP

SALE:1:1: LOT 9 BLK A CYPRESS LAKE S/D

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051414 | Roof Replacement | 10,367 | 11/06/2024 |
| 000044316 | Roof Replacement | 21,770 | 04/28/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1111/1062 | 2/15/2007 | WD | Q | I | | 250,000 |
| GRANTOR: PADRTA | | | | | | |
| GRANTEE: KUYKENDALL | | | | | | |
| 0853/0425 | 2/06/1998 | WD | Q | I | | 135,000 |
| GRANTOR: FOUNTAIN | | | | | | |
| GRANTEE: PADRTA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N3 W6 S3 W5 S49 E23 FOP= S6 E32 N6 W32$ E32 FGR= E23 N24 W23 S24$ N24 E23N8 W17 N3 W5 S3 W1 FSP= N12 W17 UOP= W15 S12 E15 N12$ S12E17$ W32 N17$.

## LAND DESCRIPTION

TOTAL OB/XF 19,571

| 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 | 186.00 | 230.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 12/26/2024 BY JS Total Acres: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS