LOT 10 BLOCK A CYPRESS LAKE S/D.
ORB 775-1223

BRANNON GEORGE H/BRANNON L SUE
170 SW MOSSY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-010

BUILDING CHARACTERISTICS

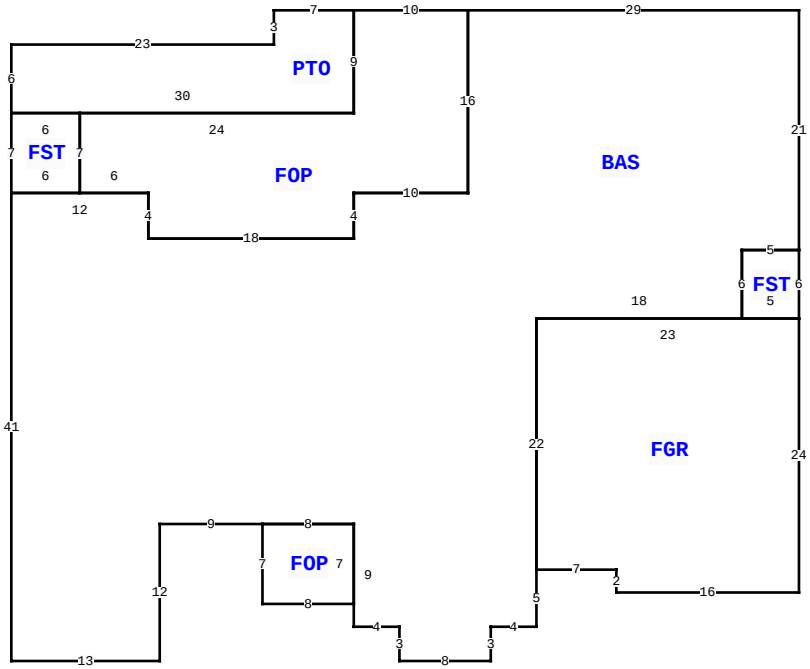
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,273	100		2,273	217,220
FGR	538	55		296	28,287
FOP	56	30		17	1,625
FOP	400	30		120	11,468
FST	30	55		16	1,529
FST	42	55		23	2,198
PTO	201	5		10	956
TOTALS	3,540			2,755	263,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,755	125.9104	138.50	381,568	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 2273 HX Base Yr 1995



170 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,775.00	UT	1.05	1.05	100	1994	1994	3	100	2,914	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	2,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,500	
6	0282	POOL ENCL	0	100	33	40	1,320.00	UT	15.00	15.00	100	1994	1994	3	40	7,920	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,282
TOTAL MARKET OB/XF VALUE		30,870
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,152
SOH/AGL Deduction		88,212
ASSESSED VALUE		240,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,529
TOTAL JUST VALUE		329,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,942

XFOB:4:1: 0166 AROUND POOL

SALE:1:1: LOT 10 BLK A DEVELOPER TO APPRAISER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042963	Roof Replacement	22,075	10/15/2021
7445	SFR	55,000	08/03/1993
7979	POOL	13,000	01/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0775/1223	6/01/1993	WD	U	V	12	18,600

GRANTOR: RICHARD C COLE

GRANTEE: GEORGE BRANNON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= W10 PTO= W7 S3 W23 S6 E30 N9$ S9 W24 FST= W6 S7 E6 N7$ S7 E6 S4 E18 N4 E10 N16$ S16 W10 S4 W18N4 W12 S41 E13 N12 E9 FOP= S7 E8 N7 W8$ E8 S9 E4 S3 E8 N3E4 N5 FGR= E7 S2 E16 N24 W23 S22$ N22 E18 FST= E5 N6 W5 S6$ N6 E5 N21 $.

LAND DESCRIPTION

TOTAL OB/XF 30,870

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	146.00	244.00	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: 0.82 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS