LOT 12 BLOCK A CYPRESS LAKE S/D.
758-791, 898-1915, WD 1109-2062,

WEISBERG DOUGLAS/WEISBERG PENNY
487 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-012

BUILDING CHARACTERISTICS

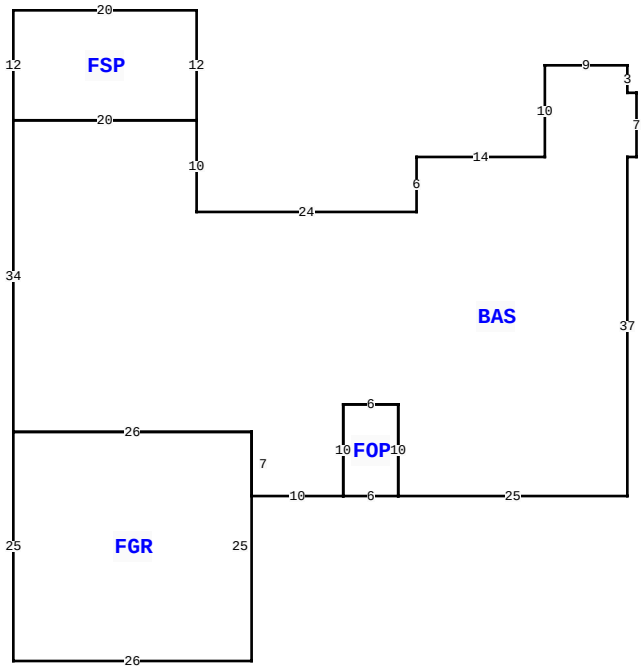
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		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	2,270	100		2,270	231,922
FGR	650	55		358	36,576
FOP	60	30		18	1,839
FSP	240	40		96	9,808
TOTALS	3,220			2,742	280,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	138.6308	152.49	418,128	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2023 Heated Area: 2270 HX Base Yr 2023



487 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		280,146
TOTAL MARKET OB/XF VALUE		1,798
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		316,944
SOH/AGL Deduction		171,785
ASSESSED VALUE		145,159
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,748
TOTAL JUST VALUE		316,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7385	STORAGE	8,000	07/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1515	4/21/2022	WD	Q	I	01	352,000
GRANTOR: SHACKELFORD AARON L						
GRANTEE: WEISBERG DOUGLAS						
1286/1913	12/18/2014	WD	Q	I	01	207,500
GRANTOR: JEFFREY A & SHERYL R						
GRANTEE: AARON L SHACKELFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 S10 W14 S6 W24 N10 FSP= N12 W20 S12 E20$W20 S34FGR= S25 E26 N25 W26$ E26 S7 E10FOP= N10E6 S10 W6 $ N10 E6 S10 E25 N37 E1 N7 W1 N3$.

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	96	10	960.00	UT	1.40	1.40	100	0	0	3	100	1,344	
2	0166	CONC,PAVMT	0	100	18	18	324.00	UT	1.40	1.40	100	0	0	3	100	454	

LAND DESCRIPTION

TOTAL OB/XF 1,798

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	170.00	286.00	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: 1.12 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS