LOT 13 BLOCK A CYPRESS LAKE S/D.

722-502, 869-947, WD 1460-1603,

SABOURIN PIERRE A/SABOURIN PRISCILLA E
519 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-013

BUILDING CHARACTERISTICS

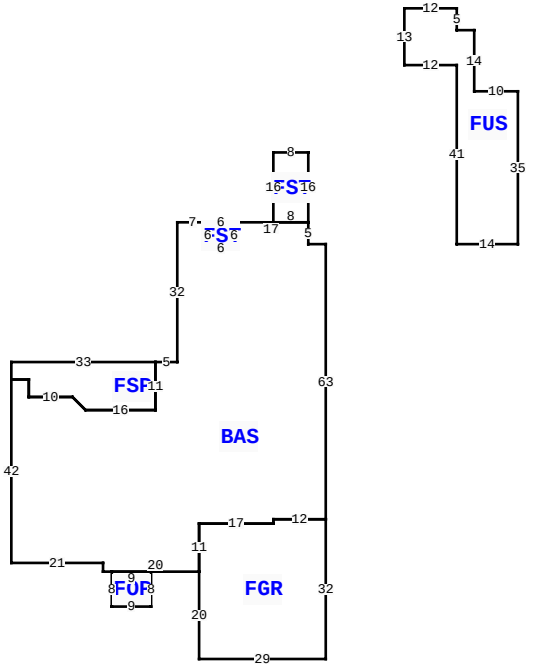
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	3,815	100		3,815	465,760
FGR	911	55		501	61,166
FOP	72	30		22	2,686
FSP	301	40		120	14,651
FST	36	55		20	2,442
FST	128	55		70	8,546
FUS	702	100		702	85,704
TOTALS	5,965			5,250	640,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,250	133.8645	160.64	843,360	2001	2001	0	0	0	24.00	76.00

1 EXCEPT SFR 100% - 2023 Heated Area: 4517 HX Base Yr 2023



519 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		640,954
TOTAL MARKET OB/XF VALUE		30,429
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		706,383
SOH/AGL Deduction		164,934
ASSESSED VALUE		541,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		490,038
TOTAL JUST VALUE		706,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18070	POOL	105	03/16/2001
17255	SFR	680	07/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2052	7/24/2025	LE	U	I	14	100
GRANTOR: SABOURIN PIERRE A (EN						
GRANTEE: SABOURIN PIERRE AND						
1460/1603	2/25/2022	WD	Q	I	01	659,900
GRANTOR: DELEON ERNEST						
GRANTEE: SABOURIN PIERRE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 N5 FST= N16 W8 S16 E8$ W17 FST= W6 S6 E6 N6$ S6 W6 N6 W7 S32 W5 FSP= W33 S4 E4 S4 E10 D3 R3 E16 N11$ S11 W16 L3 U3 W10 N4 W4 S42 E21 S2 E2 FOP= S8 E9 N8 W9$ E20 FGR= S20 E29 N32 W12 S1 W17 S11$ N11 E17 N1 E12 N63 $ PTR= E30 FUS= E14 N35 W10 N14 W4 N5 W12 S13 E12 S41$ W30$.

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	2001	2001	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	3,849.00	UT	1.50	1.50	100	2001	2001	3	100	5,774	
3	0280	POOL R/CON	0	100	14	31	434.00	UT	70.00	70.00	100	2001	2001	3	40	12,152	
4	0282	POOL ENCL	0	100	42	43	1,806.00	UT	15.00	15.00	30	2001	2001	3	30	8,127	
5	0119	MASONRY WA	0	100	0	0	396.00	UT	6.00	6.00	100	2001	2001	3	100	2,376	

LAND DESCRIPTION

TOTAL OB/XF 30,429

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	175.00	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: 1.15 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS