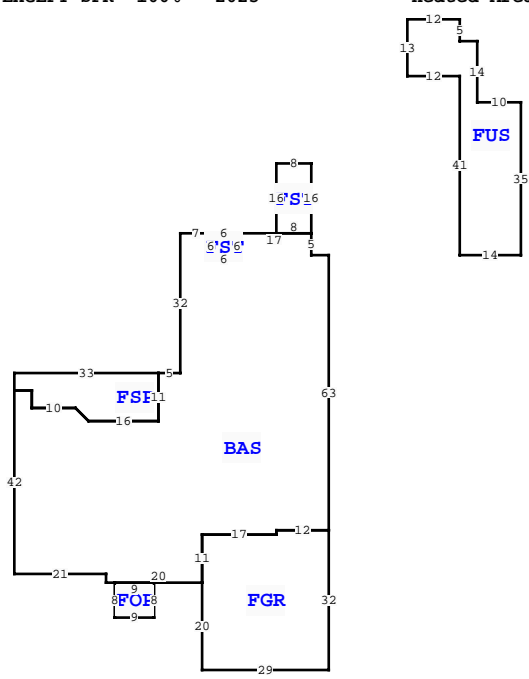


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	12	HARDWOOD	20
Air Condition	06	ENG CENTRL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	03	MASONRY	100
Stories		2.	100
Architectual Units	05	CONV	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
BAS	3,815	100	
FGR	911	55	
FOP	72	30	
FSP	301	40	
FST	36	55	
FST	128	55	
FUS	702	100	
TOTALS	5,965		

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	24.00	76.00
1 EXCEPT SFR 100% - 2023											
Heated Area: 4517											
HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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			180,704
ASSESSED VALUE			525,679
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			474,268
TOTAL JUST VALUE			706,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,816

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						

EXTRA FEATURES																
L N	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	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	3,849.00	UT	1.50	1.50	100	2001	2001	3	100	5,774	
3	0280	POOL R/CON	0	100	14	434.00	UT	70.00	70.00	100	2001	2001	3	40	12,152	
4	0282	POOL ENCL	0	100	42	1,806.00	UT	15.00	15.00	30	2001	2001	3	30	8,127	
5	0119	MASONRY WA	0	100	0	396.00	UT	6.00	6.00	100	2001	2001	3	100	2,376	

519 SW SWEETBREEZE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES														
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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\$.

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1175.00	286.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							