LOT 17 BLOCK A CYPRESS LAKE S/D.
777-515, WD 1315-2547, CT 1546-2

HUMPHREYS LEE B III/HUMPHREYS ADRIANA
571 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-017

BUILDING CHARACTERISTICS

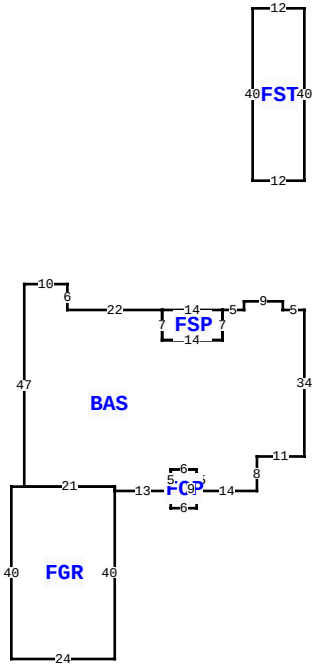
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,571	100		2,571	200,514
FGR	960	55		528	41,179
FOP	54	30		16	1,248
FSP	98	40		39	3,042
FST	480	55		264	20,590
TOTALS	4,163			3,418	266,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,418	102.7521	113.03	386,337	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2026 Heated Area: 2571 HX Base Yr 2026



571 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		266,573
TOTAL MARKET OB/XF VALUE		32,996
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		334,569
SOH/AGL Deduction		0
ASSESSED VALUE		334,569
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,158
TOTAL JUST VALUE		334,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054982	Remodel	36,571	06/26/2026
000054211	Roof Replacement	25,000	10/08/2025
11510	POOL	110	08/12/1996
7922	SFR	78,000	12/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2107	7/30/2025	CT	U	I	18	300,000
GRANTOR: NORRIS BRIAN						
GRANTEE: HUMPHREYS LEE B III						
1315/2547	5/26/2016	WD	Q	I	01	274,900
GRANTOR: RICK BRINGGER & WILMA						
GRANTEE: BRIAN & VIRGINIA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N2 W9 S2 W5 FSP= W14S7 E14 N7$ S7 W14 N7 W22 N6 W10 S47 FGR= W3 S40 E24 N40 W21$ E21 S1 E13 FOP= S4 E6 N9W6 S5$ N5 E6 S5 E14 N8 E11 N34$ PTR= N30 FST= N40 W12 S40 E12$ S30$.

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	2,592.00	UT	1.50	1.50	100	0	0	3	100	3,888	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1,168.00	UT	1.50	1.50	100	1996	1996	3	100	1,752	
5	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
6	0294	SHED WOOD/	0	100	12	30	360.00	UT	12.00	12.00	100	2017	2017	3	100	4,320	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 32,996

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	240.00	230.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/10/2025 BY TP Total Acres: 1.27 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS