LOT 6 BLOCK B CYPRESS LAKE S/D

ORB 600-490, WD 853-1009, WD 869

MATTOX JAMES H/MATTOX CARMELITA G
516 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-023

BUILDING CHARACTERISTICS

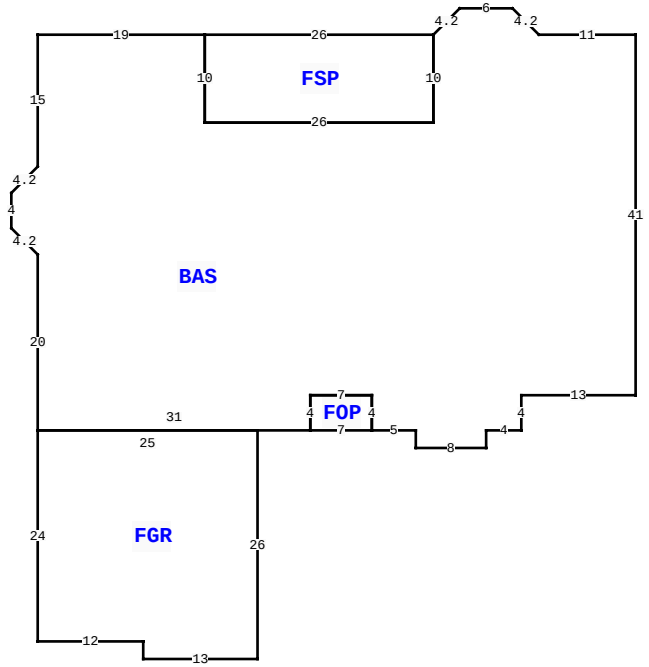
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,784	100		2,784	282,428
FGR	626	55		344	34,898
FOP	28	30		8	812
FSP	260	40		104	10,550
TOTALS	3,698			3,240	328,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,240	124.6256	137.09	444,172	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2012 Heated Area: 2784 HX Base Yr 2012



516 SW SWEETBREEZE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	328,687
TOTAL MARKET OB/XF VALUE	30,336
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	394,023
SOH/AGL Deduction	108,091
ASSESSED VALUE	285,932
TOTAL EXEMPTION VALUE	13 HX HB 285,932
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	394,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046932	Roof Replacement	24,700	04/11/2023
16873	POOL	175	04/19/2000
14917	SFR	425	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/1362	8/11/2014	WD	U	I	11	100
GRANTOR: JAMES H & CARMELITA G						
GRANTEE: JAMES & CARMELITA M						
1211/2313	3/23/2011	WD	U	I	12	250,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JAMES H & CARMELITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 U3 L3 W6 L3 D3 FSP= W26 S10 E26 N10$ S10 W26 N10 W19 S15 L3 D3 S4 D3 R3 S20 FGR= S24 E12 S2 E13 N26 W25$ E31 FOP= E7 N4 W7 S4$ N4 E7 S4 E5 S2 E8 N2 E4 N4 E13 N41$.

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	3,156.00	UT	2.00	2.00	100	1999	1999	3	100	6,312	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
3	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2000	2000	3	40	13,440	
4	0282	POOL ENCL	0	100	31	44	1,364.00	UT	15.00	15.00	100	2000	2000	3	40	8,184	
5	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 30,336

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	200.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS