LOT 7 BLOCK B CYPRESS LAKE S/D

ORB 840-2358, DC AFFIDAVIT 1058-

BELL IRA S
476 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-024

BUILDING CHARACTERISTICS

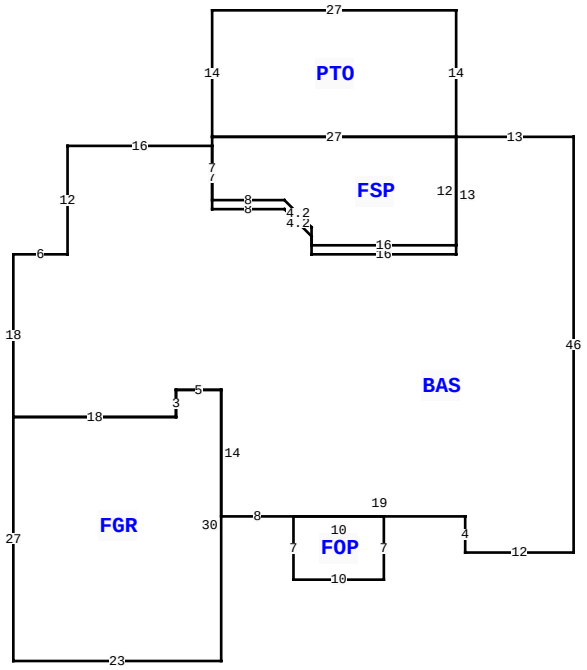
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,990	100		1,990	202,928
FGR	636	55		350	35,691
FOP	70	30		21	2,141
FSP	274	40		110	11,217
PTO	378	5		19	1,937
TOTALS	3,348			2,490	253,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	126.9884	139.69	347,828	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1999 Heated Area: 1990 HX Base Yr 1999



476 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		253,914
TOTAL MARKET OB/XF VALUE		9,646
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,560
SOH/AGL Deduction		79,745
ASSESSED VALUE		218,815
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		162,404
TOTAL JUST VALUE		298,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,178

LAND:1:1: 0.96 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30606	STORAGE	169	11/15/2012
12875	SFR	335	08/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/2358	6/16/1997	WD	Q	V		18,500

GRANTOR: COLE & CRAPPS AS TRUS

GRANTEE: BELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N14 W27 S14 E27$ FSP= W27 S7 E8 R3 D3 S2 E16 N12$ S13 W16 N2 U3 L3 W8 N7 W16 S12 W6 S18 FGR= S27 E23 N30 W5 S3 W18$ E18 N3 E5 S14 E8 FOP= S7 E10 N7 W10$E19 S4 E12 N46$.

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	2,164.00	UT	1.50	1.50	100	1998	1998	3	100	3,246	
2	0210	GARAGE U	0	100	20	20	400.00	UT	16.00	16.00	100	2013	2013	3	100	6,400	

LAND DESCRIPTION

TOTAL OB/XF 9,646

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 06/20/2023 BY JB Total Acres: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS