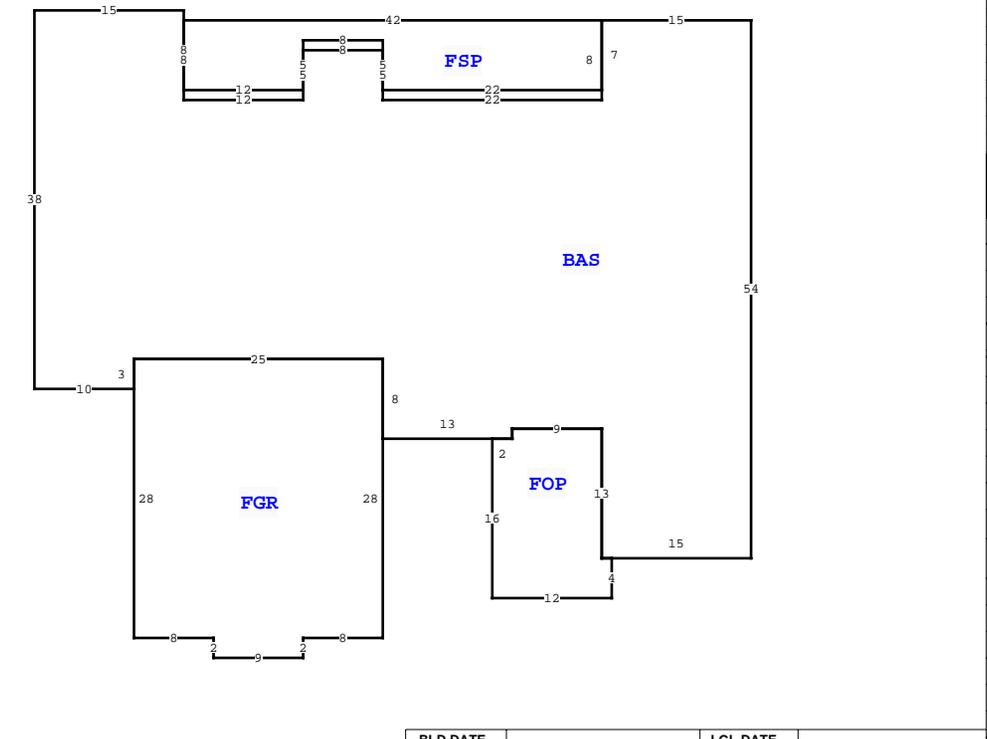


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,276	124.8390	142.32	466,240	1993	1993	0	0	0	32.00	68.00		
1 SINGLE FAM 100% - 2013 Heated Area: 2706 HX Base Yr 2013														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100		2,706	261,880
FGR	718	55		395	38,227
FOP	189	30		57	5,516
FSP	296	40		118	11,420
TOTALS	3,909			3,276	317,043

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

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	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	4,215.00	UT	1.40	1.40	100	0	0	3	100	5,901	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,888	

440 SW SWEETBREEZE DR, LAKE CITY

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				317,043	
TOTAL MARKET OB/XF VALUE				28,625	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				380,668	
SOH/AGL Deduction				118,363	
ASSESSED VALUE				262,305	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				210,894	
TOTAL JUST VALUE				380,668	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				379,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9646	POOL	85	04/26/1995
6326	SFR	68,000	08/20/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/141	2/28/2024	WD	U	I	11	100
GRANTOR: RYAN MELISSA						
GRANTEE: SAMUEL & MELISSA RY						
1441/2556	7/07/2021	WD	U	I	11	100
GRANTOR: RYAN MELISSA						
GRANTEE: RYAN MELISSA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 FSP= S8 W22 N5 W8 S5 W12 N8 E42\$ S7 W22 N5 W8 S5W12 N8 W15 S38 E10 N3 FGR= E25 S28 W8 S2 W9 N2 W8 N28\$ E25 S8 E13 N1 E9 S13 FOP= E1 S4 W12 N16 E2 N1 E9 S13\$ E15 N54\$.													

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	1200.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							