LOT 8 BLOCK B CYPRESS LAKE S/D.
598-421, 688-789, 760-1130, 770-

RYAN SAMUEL & MELISSA TRUST
440 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-025

BUILDING CHARACTERISTICS

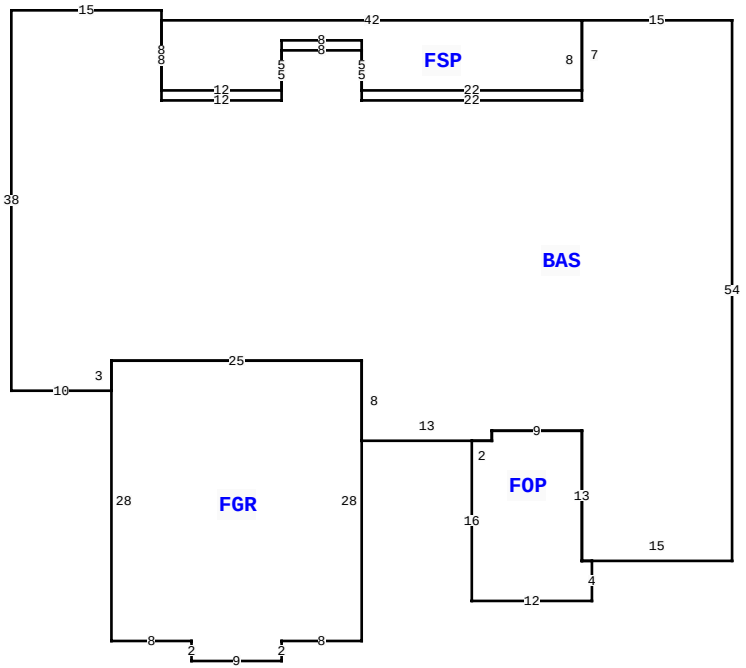
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100		2,706	252,680
FGR	718	55		395	36,884
FOP	189	30		57	5,322
FSP	296	40		118	11,019
TOTALS	3,909			3,276	305,905

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	137.32	449,860	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2013 Heated Area: 2706 HX Base Yr 2013



440 SW SWEETBREEZE DR, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,905
TOTAL MARKET OB/XF VALUE		28,625
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		369,530
SOH/AGL Deduction		99,356
ASSESSED VALUE		270,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,763
TOTAL JUST VALUE		369,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,099

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 28,625

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