LOT 9 BLOCK B CYPRESS LAKE S/D.
596-417, 786-1199, 804-1525,

DUCHARME DANIEL/DUCHARME KELLY
382 SW SWEETBREEZE DR
LAKE CITY, FL 32024

**2027**

**33-3S-16-02434-026**

## BUILDING CHARACTERISTICS

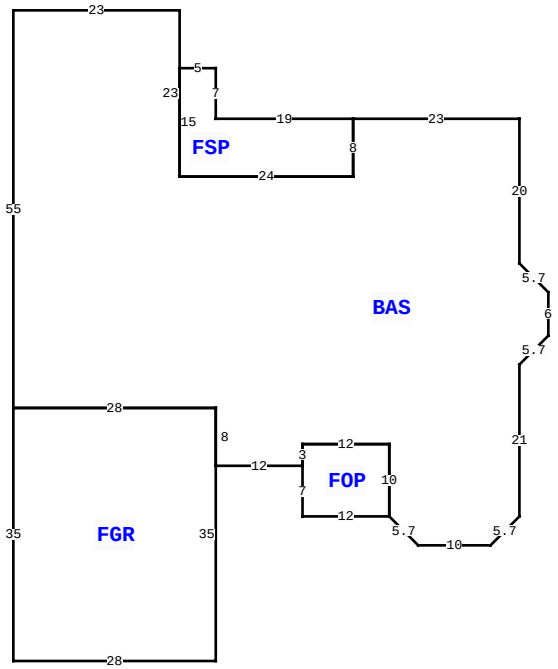
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 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 | 04 | 04 100 |
| 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 | 3,475 | 100 | | 3,475 | 369,011 |
| FGR | 980 | 55 | | 539 | 57,236 |
| FOP | 120 | 30 | | 36 | 3,823 |
| FSP | 227 | 40 | | 91 | 9,664 |
| TOTALS | 4,802 | | | 4,141 | 439,733 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,141 | 137.9098 | 151.70 | 628,190 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 3475 HX Base Yr 2023




382 SW SWEETBREEZE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,608.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 3,912 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1995 | 1995 | 3 | 100 | 2,000 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 18 | 40 | 720.00 | UT | 70.00 | 70.00 | 100 | 2001 | 2001 | 3 | 40 | 20,160 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 3,200.00 | 3,200.00 | 100 | 2023 | 2022 | | 100 | 3,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 439,733 |
| TOTAL MARKET OB/XF VALUE | | 29,272 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 504,005 |
| SOH/AGL Deduction | | 168,413 |
| ASSESSED VALUE | | 335,592 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 284,181 |
| TOTAL JUST VALUE | | 504,005 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 512,005 |

LAND:1:1: 0.95 AC. ADJ;4 CORNER INFLUENCE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18709 | POOL | 275 | 09/10/2001 |
| 10002 | SFR | 510 | 07/24/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/2217 | 11/18/2021 | WD | Q | I | 01 | 487,500 |
| GRANTOR: VARGHESE LESHIN CHARL | | | | | | |
| GRANTEE: DUCHARME DANIEL | | | | | | |
| 1217/0422 | 5/18/2011 | WD | U | I | 11 | 100 |
| GRANTOR: CHARLES VARGHESE & SH | | | | | | |
| GRANTEE: LESHIN CHARLES VARG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 FSP= W19 N7 W5 S15 E24 N8$ S8 W24 N23 W23 S55 FGR= S35 E28 N35 W28$ E28 S8 E12 FOP= S7 E12 N10 W12 S3$ N3 E12 S10 D4 R4 E10 R4 U4 N21 R4 U4 N6 U4 L4 N20$.

## LAND DESCRIPTION

TOTAL OB/XF 29,272

| 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/20/2023 BY KS Total Acres: 0.95 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS