LOTS 1 & 2 BLOCK C CYPRESS LAKE
660-111, 744-1134, WD 1262-2238,

CORBITT H C III
280 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-027

BUILDING CHARACTERISTICS

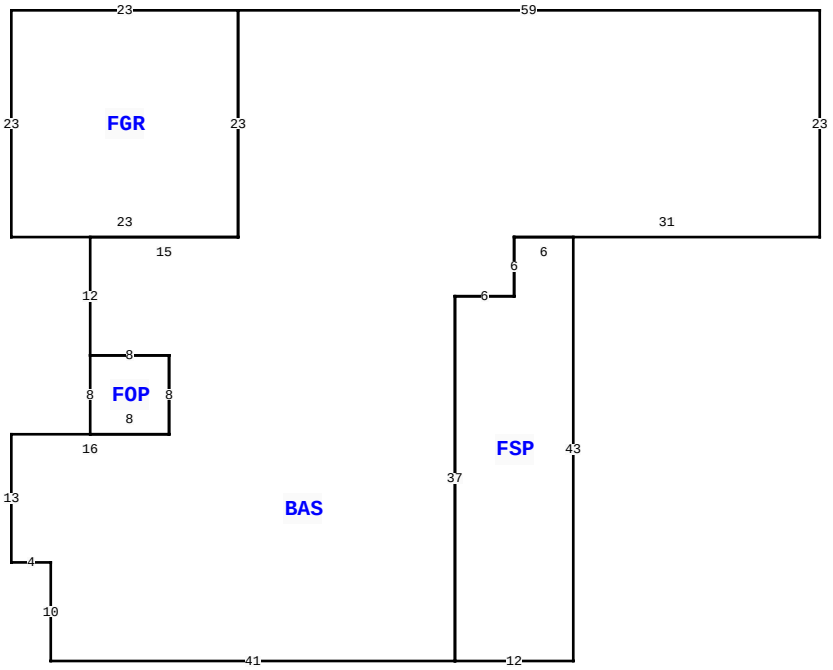
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	3,064	100		3,064	277,469
FGR	529	55		291	26,352
FOP	64	30		19	1,721
FSP	480	40		192	17,387
TOTALS	4,137			3,566	322,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,566	126.6529	139.32	496,815	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3064 HX Base Yr



161 SW RIDGEVIEW PL, LAKE CITY

BLD DATE		LGL DATE	04/20/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	7,500.00	7,500.00	75	0	0	3	75	5,625	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	84.00	84.00	100	1989	1989	3	40	17,203	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1989	1989	3	40	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		322,930
TOTAL MARKET OB/XF VALUE		30,828
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		409,758
SOH/AGL Deduction		97,593
ASSESSED VALUE		312,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,754
TOTAL JUST VALUE		409,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/2238	9/12/2013	WD	U	I	11	0
GRANTOR: H C CORBITT III & HEL						
GRANTEE: H C CORBITT III & H						
0742/1132	2/08/1991	WD	Q	I		175,000
GRANTOR: BRADLEY						
GRANTEE: CORBITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 FGR= W23 S23 E23 N23$ S23 W15 S12 FOP= S8 E8 N8 W8$ E8 S8 W16 S13 E4 S10 E41 FSP= E12 N43 W6 S6 W6 S37$ N37 E6 N6 E31 N23$.

LAND DESCRIPTION

TOTAL OB/XF 30,828

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	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/15/2023 BY KS Total Acres: 2.18 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/17/2026 BY SYS