LOT 4 BLOCK C CYPRESS LAKE S/D

598-179, 664-278, 747-42, 794-19

HAYNES DOUGLAS BURSON
245 SW RIDGEVIEW PL
LAKE CITY, FL 32024-3689

2026

33-3S-16-02434-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

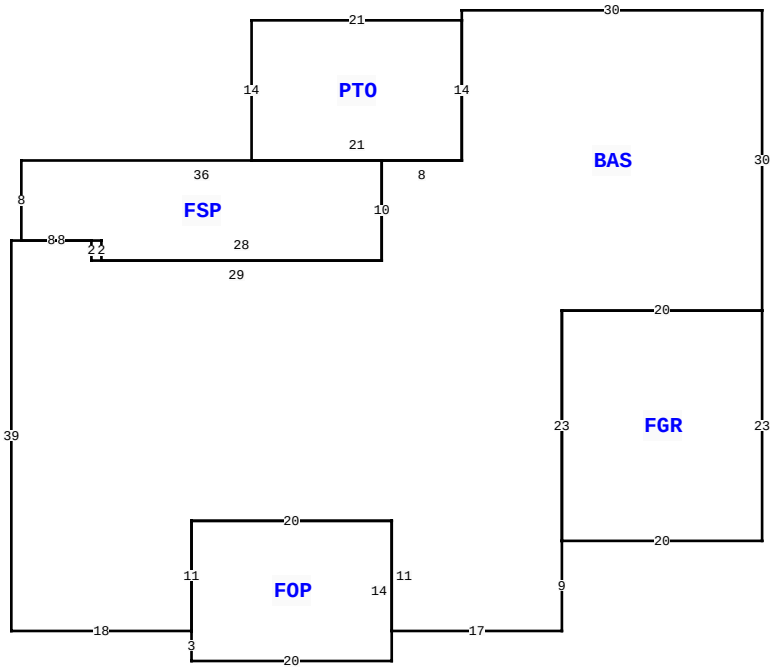
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	06	06
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	2,761	100		2,761	237,127
FGR	460	55		253	21,729
FOP	280	30		84	7,214
FSP	344	40		138	11,852
PTO	294	5		15	1,288
TOTALS	4,139			3,251	279,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,251	115.9053	132.13	429,555	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2761 HX Base Yr 2016



245 SW RIDGEVIEW PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		279,211
TOTAL MARKET OB/XF VALUE		8,475
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		322,686
SOH/AGL Deduction		109,085
ASSESSED VALUE		213,601
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		112,190
TOTAL JUST VALUE		322,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,783

SALE:4:1: LG OAKS/CUL-DE-SAC/DEV TO DEVELOPER TO S

SALE:3:1: LOT 4, BLOCK C CYPRESS LAKE

SALE:2:1: LOT 4 BLOCK C CYPRESS LAKE

SALE:1:1: LOT 4 BLOCK C CYPRESS LAKE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051883	Roof Replacement	32,000	12/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1298/2208	7/30/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DOROT						
GRANTEE: DOUGLAS BURSON HAYN						
0847/1104	10/10/1997	WD	Q	I		180,000
GRANTOR: LEVINGS						
GRANTEE: HAYNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S1 PTO= W21 S14 E21N14$ S14 W8 FSP= W36 S8 E8 S2E28 N10$ S10 W29 N2 W8 S39 E18 FOP= S3 E20 N14 W20 S11$ N11 E20 S11 E17 N9 FGR= E20 N23 W20 S23$ N23 E20 N30$.

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	6,500.00	6,500.00	75	0	0	3	75	4,875	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 8,475

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-	1244.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/29/2025 BY JS Total Acres: 1.23 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS