LOT 6 CYPRESS LAKE PHASE 2.

766-1599, LE 1503-552,

MOUSSA OMAYA H
481 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2027

33-3S-16-02434-106

BUILDING CHARACTERISTICS

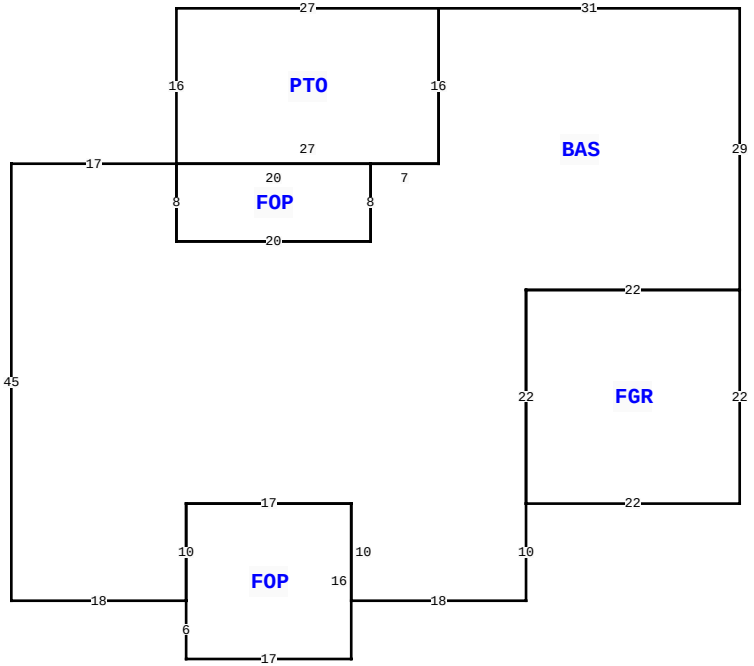
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	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	2,837	100		2,837	264,468
FGR	484	55		266	24,797
FOP	160	30		48	4,474
FOP	272	30		82	7,644
PTO	432	5		22	2,051
TOTALS	4,185			3,255	303,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,255	124.6256	137.09	446,228	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 2837 HX Base Yr



481 SW RIDGEVIEW PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,435
TOTAL MARKET OB/XF VALUE		4,511
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		342,946
SOH/AGL Deduction		98,962
ASSESSED VALUE		243,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,573
TOTAL JUST VALUE		342,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046292	Roof Replacement	42,019	01/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/552	11/20/2023	LE	U	I	14	100
GRANTOR: MOUSSA OMAYA H (ENH L						
GRANTEE: MOUSSA JASON J (RMD						
0766/1599	10/09/1992	WD	Q	V		17,000
GRANTOR: CRAPPS-COLE						
GRANTEE: HALEEM MOUSSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= W27 S16 E27 N16$ S16 W7 FOP= W20 S8 E20 N8$ S8 W20 N8 W17 S45 E18 FOP= S6 E17 N16 W17 S10$ N10 E17 S10 E18 N10 FGR= E22N22 W22 S22$ N22 E22 N29$.

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	2,391.00	UT	1.40	1.40	75	0	0	3	75	2,511	

LAND DESCRIPTION

TOTAL OB/XF 4,511

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	215.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY JB Total Acres: 0.99 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS