LOT 10 CYPRESS LAKE PHASE 2.

ORB 740-1133, 875-1679,

SIBBERNSEN PATRICK B/SIBBERNSEN SABRINA
370 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2026

33-3S-16-02434-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

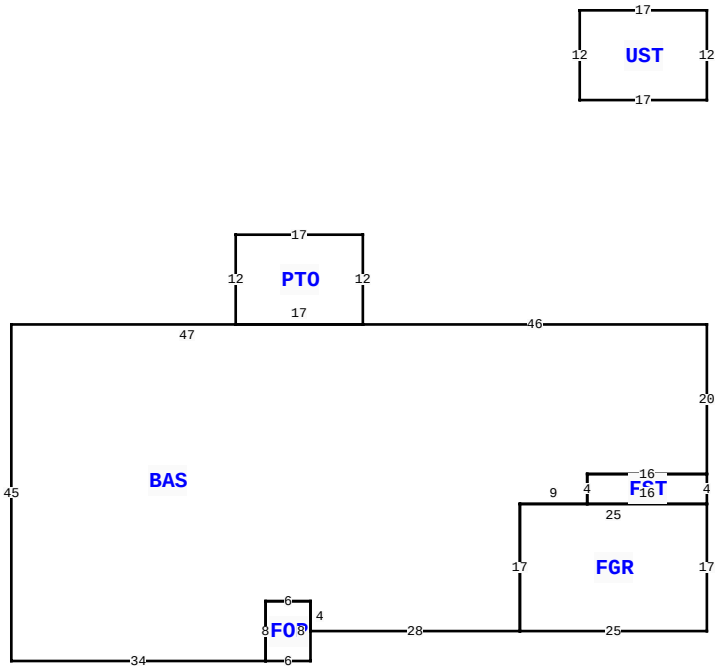
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,436	100		3,436	311,771
FGR	425	55		234	21,232
FOP	48	30		14	1,271
FST	64	55		35	3,176
PTO	204	5		10	908
UST	204	45		92	8,348
TOTALS	4,381			3,821	346,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,821	120.5930	137.48	525,311	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2000 Heated Area: 3436 HX Base Yr 2000



370 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		346,705
TOTAL MARKET OB/XF VALUE		5,292
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		386,997
SOH/AGL Deduction		123,729
ASSESSED VALUE		263,268
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,857
TOTAL JUST VALUE		386,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0875/1679	3/01/1999	WD	Q	I		157,500
GRANTOR: WOOD						
GRANTEE: SIBBERNSEN						
0740/1133	1/09/1991	WD	Q	V		16,500
GRANTOR: CRAPPS-COLE						
GRANTEE: J T WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 PTO= N12 W17 S12 E17$ W47 S45 E34 FOP= E6 N8 W6 S8$ N8 E6 S4 E28 FGR= E25N17 W25 S17$ N17 E9 FST= E16N4 W16 S4$ N4 E16 N20$ PTR=N30UST= N12 W17 S12 E17$S30$.

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	60	11	660.00	UT	1.40	1.40	100	0	0	3	100	924	
3	0166	CONC,PAVMT	0	100	35	32	1,120.00	UT	1.40	1.40	100	0	0	3	100	1,568	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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-	1203.00	211.00	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: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS