LOT 1 CYPRESS LAKE PHASE 3.

ORB 773-125, 788-1000, 826-1531,

CARSWELL LINCOLN R/CARSWELL JULIE J
204 SW GREEN ACRES WAY
LAKE CITY, FL 32024

2027

33-3S-16-02434-201

BUILDING CHARACTERISTICS

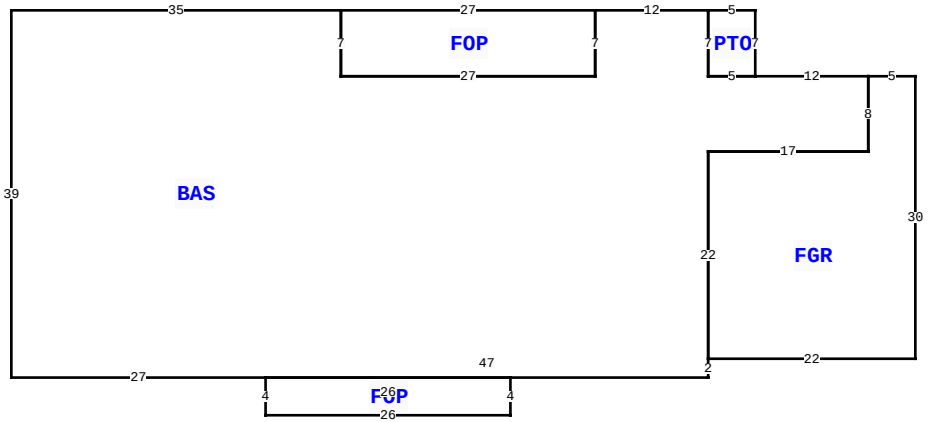
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,833	100		2,833	258,644
FGR	524	55		288	26,294
FOP	104	30		31	2,830
FOP	189	30		57	5,204
PTO	35	5		2	183
TOTALS	3,685			3,211	293,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,211	122.0560	134.26	431,109	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2001 Heated Area: 2833 HX Base Yr 2001



204 SW GREEN ACRES WAY, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,305.00	UT	1.40	1.40	100	0	0	3	100	3,227	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,154
TOTAL MARKET OB/XF VALUE		20,363
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		348,517
SOH/AGL Deduction		94,050
ASSESSED VALUE		254,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,056
TOTAL JUST VALUE		348,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048747	Roof Replacement	20,379	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/1349	6/15/2000	WD	Q	I		175,000
GRANTOR: GEOFF & ROSEMARY LLOY						
GRANTEE: LINCOLN & JULIE CAR						
0826/1531	8/15/1996	WD	Q	I		175,000
GRANTOR: ALVARADO-HERNANDEZ &						
GRANTEE: GEOFF & ROSEMARY LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S39 E27 FOP= S4 E26 N4 W26$ E47 N2 FGR= E22 N30 W5 S8 W17 S22$ N22 E17 N8 W12 PTO= N7 W5 S7 E5$ W5 N7 W12 FOP= W27 S7 E27 N7$ S7 W27 N7$.

LAND DESCRIPTION

TOTAL OB/XF 20,363

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	190.00	232.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/04/2024 BY JS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS