

LOT 5 CYPRESS LAKE PHASE 3  
878-1849, 930-1082, WD 1006-417,

SPICER PAUL/SPICER GERALYN  
1880 CITY RD 778  
FORT WHITE, FL 32038

**2026**

33-3S-16-02434-205  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 49,000 TOTAL MARKET VALUE 49,000 SOH/AGL Deduction 0 ASSESSED VALUE 49,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,000 TOTAL JUST VALUE 49,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 39,200											
DOR CODE		0000 VACANT																													
MAP NUM		06																													
NEIGHBORHOOD/LOC		33316.020 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b> <b>EXTRA FEATURES</b> 101 SW GREEN ACRES WAY, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/20/2023 MLU																															
L N	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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
																	<b>SALES DATA</b>														
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																								
1532/6		1/27/2025	WD	Q	V	01	65,000																								
GRANTOR: WAYNE TERRY LEE																															
GRANTEE: SPICER PAUL																															
1462/2523		3/25/2022	WD	Q	V	01	60,000																								
GRANTOR: LYONS WILLIAM J																															
GRANTEE: WAYNE TERRY LEE																															
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	28,000.00	49,000.00	49,000														