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

2027

33-3S-16-02434-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

101 SW GREEN ACRES WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	49,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053872	New Residential C	300,000	08/19/2025
000053759	Right-of-Way Acce		08/02/2025

SALES DATA

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 02/20/2025 BY TP Total Acres: 2.54 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 11/17/2026 BY SYS