LOT 7 CYPRESS LAKE PHASE 3.

ORB 766-1575

GONZALES ALEX L/GONZALES CYNTHIA P
169 SW GREEN ACRES WAY
LAKE CITY, FL 32024

**2027**

**33-3S-16-02434-207**

## BUILDING CHARACTERISTICS

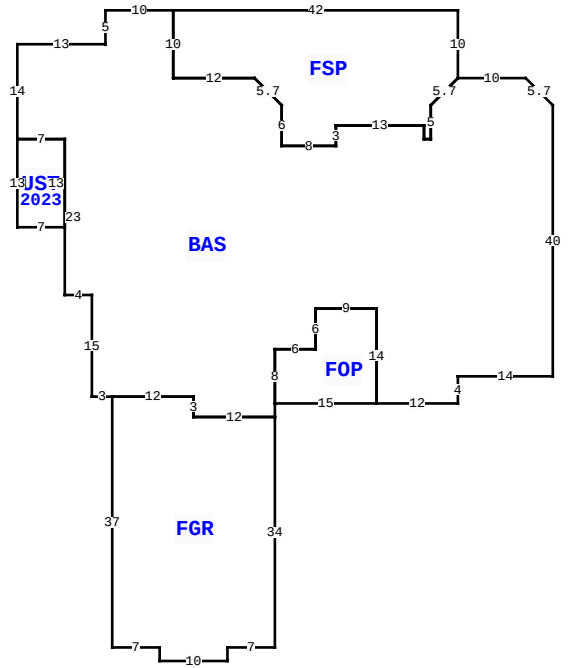
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 3,195 | 100 | | 3,195 | 308,167 |
| FGR | 872 | 55 | | 480 | 46,297 |
| FOP | 174 | 30 | | 52 | 5,016 |
| FSP | 616 | 40 | | 246 | 23,727 |
| UST | 91 | 45 | 2023 | 41 | 3,954 |
| TOTALS | 4,948 | | | 4,014 | 387,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,014 | 125.2658 | 137.79 | 553,089 | 1995 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 3195 HX Base Yr 2012




169 SW GREEN ACRES WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 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 | | 387,162 |
| TOTAL MARKET OB/XF VALUE | | 38,567 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 460,729 |
| SOH/AGL Deduction | | 121,384 |
| ASSESSED VALUE | | 339,345 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 287,934 |
| TOTAL JUST VALUE | | 460,729 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 467,782 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048753 | Roof Replacement | 30,000 | 11/29/2023 |
| 9828 | POOL | 160 | 06/12/1995 |
| 9452 | SFR | 495 | 03/14/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0766/1575 | 10/23/1992 | WD | Q | V | | 17,000 |

GRANTOR: CRAPPS-COLE

GRANTEE: ALEX GONZALES

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] U4L4 W10 D4L4 S5 W1 N2 W13 S3 W8 N6 U4L4 W12 N10 W10 S5 W13 S14 E7 S23 E4 S15 E3 E12 S3 E12 N2 N8 E6 N6 E9 S14 E12 N4 E14 N40 $
FGR=[ORIG=-65,43] S37 E7 S2 E10 N2 E7 N34 W12 N3 W12 $
FSP=[ORIG=-14,-4] N10 W42 S10 E12 D4R4 S6 E8 N3 E13 S2 E1 N5 U4R4 $
FOP=[ORIG=-41,44] E15 N14 W9 S6 W6 S8 $
UST=[YR=2023;ORIG=-79,5] E7 S13 W7 N13 $
.

## 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 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1995 | 1995 | 3 | 40 | 14,336 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,106.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 1,659 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 4,248.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 6,372 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 850.00 | UT | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 40 | 5,100 | |
| 5 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2021 | 2020 | | 100 | 2,500 | |
| 8 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2021 | 2020 | | 100 | 1,000 | |
| 9 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 38,567

| 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- | 1190.00 | 200.00 | 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: 0.87 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS