LOT 3 CYPRESS LAKE PHASE 4.

ORB 813-288, 830-2324, 907-174,

WARREN RODGER V/WARREN LYNN
632 SW SWEET BREEZE DR
LAKE CITY, FL 32024

2027

33-3S-16-02434-303

BUILDING CHARACTERISTICS

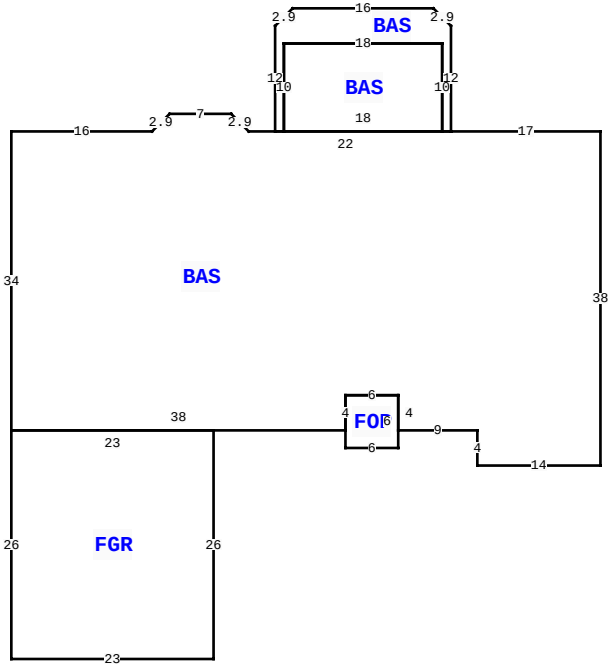
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	96	100		96	9,231
BAS	180	100		180	17,309
BAS	2,328	100		2,328	223,866
FGR	598	55		329	31,638
FOP	36	30		11	1,058
TOTALS	3,238			2,944	283,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,944	123.1318	135.44	398,735	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2008 Heated Area: 2604 HX Base Yr 2008



632 SW SWEETBREEZE DR, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,818.00	UT	1.50	1.50	100	1996	1996	3	100	2,727	
3	0294	SHED WOOD/	0	100	10	14	140.00	UT	14.00	14.00	100	2007	2007	3	100	1,960	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,102
TOTAL MARKET OB/XF VALUE	7,287
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	325,389
SOH/AGL Deduction	87,560
ASSESSED VALUE	237,829
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	186,418
TOTAL JUST VALUE	325,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19578	ADDN SFR	125	05/23/2002
10457	SFR	340	11/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/0855	9/18/2007	WD	Q	I		274,000
GRANTOR: THOMAS H & MARY J LEE						
GRANTEE: RODGER V & LYNN WAR						
0907/0174	7/17/2000	WD	Q	I		142,400
GRANTOR: C DWIGHT & EMILY GROV						
GRANTEE: THOMAS & MARY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 U2 L2 W16 L2 D2 S12 E1 N10 E18 S10 E1$ W1 BAS= N10 W18 S10 E18$ W22 U2 L2 W7 L2 D2 W16 S34 FGR= S26 E23 N26 W23$E38 FOP= S2 E6 N6 W6 S4 $ N4 E6 S4 E9 S4 E14 N38$.

LAND DESCRIPTION

TOTAL OB/XF 7,287

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	0.00	0.00	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: 1.16 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS