

LOT 4 CYPRESS LAKE PHASE 4 & BEG
OF SAID LOT 4, RUN NE 266.82 FT
OF LOT 4 S 100.99 FT, SW 130.90

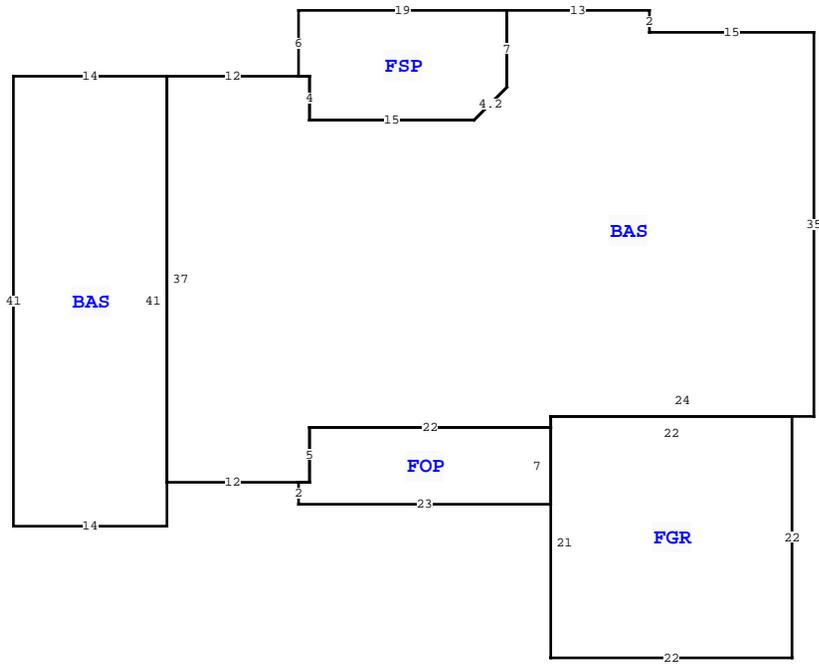
ADAMS KARL K
615 SW SWEETBREEZE DR
LAKE CITY, FL 32024

2026

33-3S-16-02434-304

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	574	100	
BAS	2,000	100	
FGR	484	55	
FOP	156	30	
FSP	182	40	
TOTALS	3,396		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008	137.94	408,302	2004	2004	0	0	21.00	79.00
Heated Area: 2574 HX Base Yr 2008											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	322,559			
TOTAL MARKET OB/XF VALUE	32,019			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	389,578			
SOH/AGL Deduction	127,526			
ASSESSED VALUE	262,052			
TOTAL EXEMPTION VALUE	HX HB DV 61,411			
BASE TAXABLE VALUE	200,641			
TOTAL JUST VALUE	389,578			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	388,871			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055110	Remodel	47,359	02/25/2026
000050845	Remodel	20,455	09/17/2024
29082	MAINT/ALTR	40	12/20/2010
28387	ADDN SFR	220	02/24/2010
27251	POOL ENCL	110	08/08/2008
27015	POOL	175	05/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1551/2266	10/10/2025	LE U		I	14	100
GRANTOR: ADAMS KARL K						
GRANTEE: ADAMS KARL K (ENH L						
1142/2743	2/08/2008	PR U		I		12,500
GRANTOR: RICHARD COLE & DANIEL						
GRANTEE: KARK K & MELANIE N						

EXTRA FEATURES												BLD DATE		LGL DATE		
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
1	0166	CONC, PAVMT	0	100	0	0	0	2.00	2.00	100	2004	2004	3	100	3,114	
2	0280	POOL R/CON	0	100	16	28		70.00	70.00	100	2008	2008	3	58	18,189	
3	0282	POOL ENCL	0	100	38	47		15.00	15.00	100	2008	2008	3	40	10,716	
TOTALS												04/03/2025		MLU		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS= W15 N2 W13 FSP= W19 S6 E1 S4 E15 R3 U3 N7\$ S7 D3 L3 W15 N4 W1 W12 BAS= W14 S41 E14 N41\$ S37 E12 FOP= S2 E23 N7 W22 S5 W1\$ E1 N5 E22 FGR= S21 E22 N22 W22 S1\$ N1 E24 N35\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							