LOT 5 CYPRESS LAKE PHASE 4.

ORB 811-1362, WD 1300-046

KENNEDY DONALD R/KENNEDY SHERRY L FLIPPIN
PO BOX 2054
LAKE CITY, FL 32056

2027

33-3S-16-02434-305

BUILDING CHARACTERISTICS

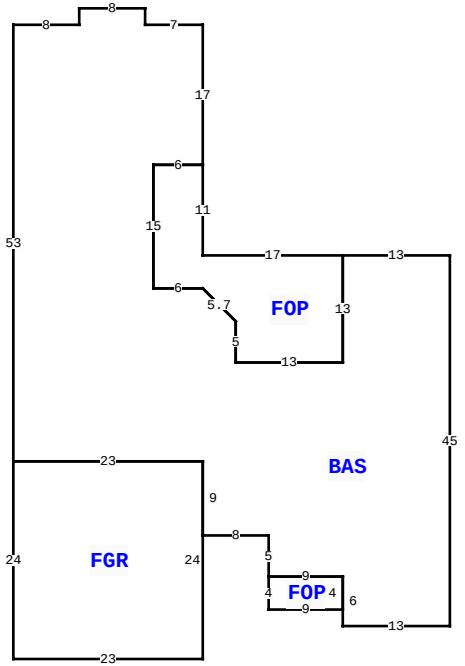
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,160	100		2,160	214,413
FGR	552	55		304	30,176
FOP	36	30		11	1,092
FOP	283	30		85	8,438
TOTALS	3,031			2,560	254,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,560	127.0962	139.81	357,914	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2160 HX Base Yr 1997



653 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	2,322.00	UT	1.50	1.50	100	1996	1996	3	100	3,483	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,119
TOTAL MARKET OB/XF VALUE		5,483
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		294,602
SOH/AGL Deduction		81,639
ASSESSED VALUE		212,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,552
TOTAL JUST VALUE		294,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10296	SFR	345	10/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/0046	8/20/2015	WD	U	V	30	100
GRANTOR: DONALD R KENNEDY & SH						
GRANTEE: DONALD R KENNEDY &						
0811/1362	10/02/1995	WD	Q	V		19,500
GRANTOR: RICHARD C COLE ET AL						
GRANTEE: DONALD R KENNEDY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N2 W8 S2 W8 S53 FGR= S24 E23 N24 W23$ E23 S9 E8 S5
FOP= S4 E9 N4 W9$ E9 S6E13 N45 W13 FOP= W17 N11 W6 S15 E6 R4
D4 S5 E13 N13$ S13 W13 N5 U4 L4 W6 N15 E6 N17$.

LAND DESCRIPTION

TOTAL OB/XF 5,483

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 06/16/2023 BY JB Total Acres: 1.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS