LOT 11 CYPRESS LAKE PHASE 4.

ORB 834-1191

WILLIAMS DONALD K/WILLIAMS BRENDA C
384 SW GREEN ACRES WAY
LAKE CITY, FL 32024

**2026**

**33-3S-16-02434-311**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

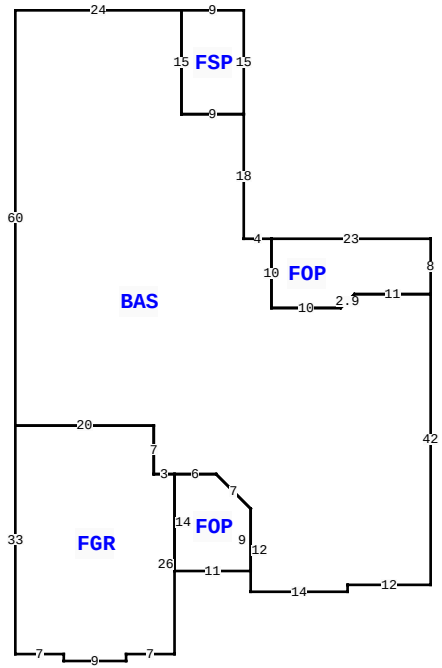
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 3,091 | 100 | | 3,091 | 329,632 |
| FGR | 747 | 55 | | 411 | 43,830 |
| FOP | 142 | 30 | | 43 | 4,586 |
| FOP | 206 | 30 | | 62 | 6,612 |
| FSP | 135 | 40 | | 54 | 5,759 |
| TOTALS | 4,321 | | | 3,661 | 390,418 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,661 | 124.7323 | 142.19 | 520,558 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2001 Heated Area: 3091 HX Base Yr 2001




384 SW GREEN ACRES WAY, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 390,418 |
| TOTAL MARKET OB/XF VALUE | | 1,674 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 427,092 |
| SOH/AGL Deduction | | 149,948 |
| ASSESSED VALUE | | 277,144 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 225,733 |
| TOTAL JUST VALUE | | 427,092 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 412,070 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053972 | Roof Replacement | 30,000 | 09/03/2025 |
| 15669 | SFR | 435 | 06/18/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0834/1191 | 2/03/1997 | WD | Q | V | | 20,200 |

GRANTOR: COLE & CRAPPS TRUSTE

GRANTEE: WILLIAMS

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S60 FGR= S33 E7 S1 E9 N1 E7 N26 W3 N7 W20$ E20 S7 E3
FOP= S14 E11 N9 U5 L5 W6 $ E6 R5 D5 S12 E14 N1 E12 N42
FOP= N8 W23 S10 E10 U2 R2 E11$ W11 L2 D2 W10 N10 W4 N18
FSP= N15 W9 S15 E9$ W9 N15$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,116.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 1,674 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,674

| 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 09/24/2025 BY chuck Total Acres: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS