LOT 12 CYPRESS LAKE PHASE 4.

GIELAS LEO JR/GIELAS MARY ANN
346 SW GREEN ACRES WAY
LAKE CITY, FL 32024-9262

2027

33-3S-16-02434-312

BUILDING CHARACTERISTICS

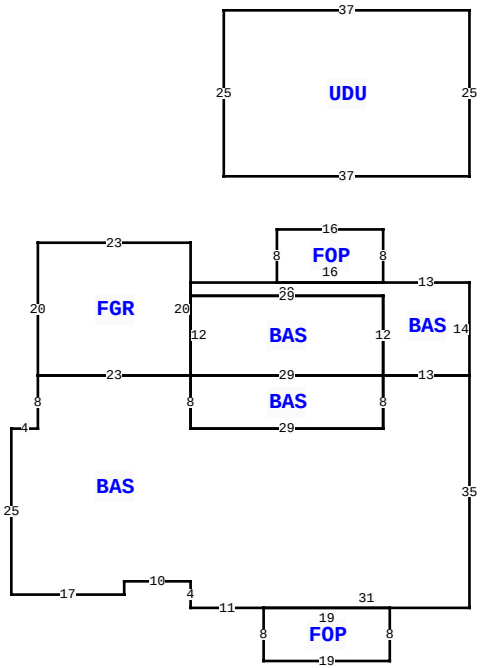
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	232	100		232	21,039
BAS	240	100		240	21,764
BAS	348	100		348	31,558
BAS	2,077	100		2,077	188,353
FGR	460	55		253	22,943
FOP	128	30		38	3,446
FOP	152	30		46	4,171
UDU	925	55		509	46,159
TOTALS	4,562			3,743	339,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,743	117.7715	129.55	484,906	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1996 Heated Area: 2897 HX Base Yr 1996



346 SW GREEN ACRES WAY, 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	0166	CONC,PAVMT	0	100	0	0	3,286.00	UT	1.50	1.50	100	1995	1995	3	100	4,929	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		339,434
TOTAL MARKET OB/XF VALUE		6,129
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		380,563
SOH/AGL Deduction		117,699
ASSESSED VALUE		262,864
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		161,453
TOTAL JUST VALUE		380,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047752	Roof Replacement	33,000	07/26/2023
25535	ADDN SFR	289	02/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/0571	9/02/1994	WD	Q	V		18,500

GRANTOR: CYPRESS LAKE LAND TRU

GRANTEE: LEO GIELAS JR & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N12 W29 S12 E29$BAS= W29 S8 E29N8$ S8 W29 N8 FGR= N20 W23 S20 E23$ W23 S8 W4 S25 E17 N2 E10 S4 E11 FOP= S8 E19 N8 W19$ E31 N35$ BAS= N14 W13 FOP= N8 W16 S8 E16$ W29 S2 E29 S12 E13$ PTR= N30 UDU= N25 W37 S25 E37$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,129

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 08/01/2023 BY JS Total Acres: 0.97 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS