

LOT 1 CYPRESS LAKE HILLS S/D EX  
ADD'T'L R/W FOR CYPRESS LAKE RD D  
1458-32.

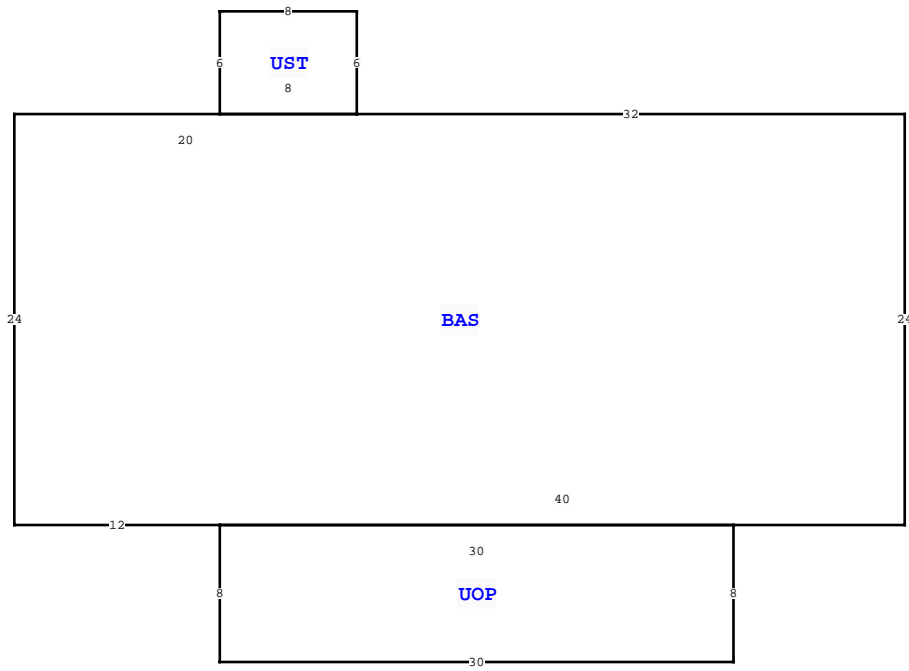
RAY ARTHUR F JR/RAY CAROL A  
2378 SW CYPRESS LAKE RD  
LAKE CITY, FL 32024

2026

35-4S-15-00407-101

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	N/A 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	35415.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	99,575
UOP	240	20		48	3,830
UST	48	45		22	1,756
TOTALS	1,536			1,318	105,160

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%	- 1999									Heated Area: 1248	HX Base Yr 1999



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			105,160
TOTAL MARKET OB/XF VALUE			6,850
TOTAL LAND VALUE - MARKET			29,280
TOTAL MARKET VALUE			141,290
SOH/AGL Deduction			53,611
ASSESSED VALUE			87,679
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			36,268
TOTAL JUST VALUE			141,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053328	Electrical Servic		06/05/2025
27230	M H	371	08/01/2008
7610	M H	60	09/21/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2656	8/23/2022	WD	U	I	11	100
GRANTOR: RAY ARTHUR F JR						
GRANTEE: RAY ARTHUR F JR						
0852/0229	1/21/1998	WD	Q	V	03	40,200
GRANTOR: BOBBY A & SANDRA D RA						
GRANTEE: ARTHUR F JR & CAROL						

EXTRA FEATURES																	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF													
2378 SW CYPRESS LAKE RD, LAKE CITY													
6,850													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W32UST= N6 W8 S6 E8 \$ W20 S24 E12 UOP= S8 E30 N8 W30\$ E40 N24\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.83	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,280							