LOT 1 CYPRESS LAKE HILLS S/D EX
ADDT'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

**2027**

**35-4S-15-00407-101**

## BUILDING CHARACTERISTICS

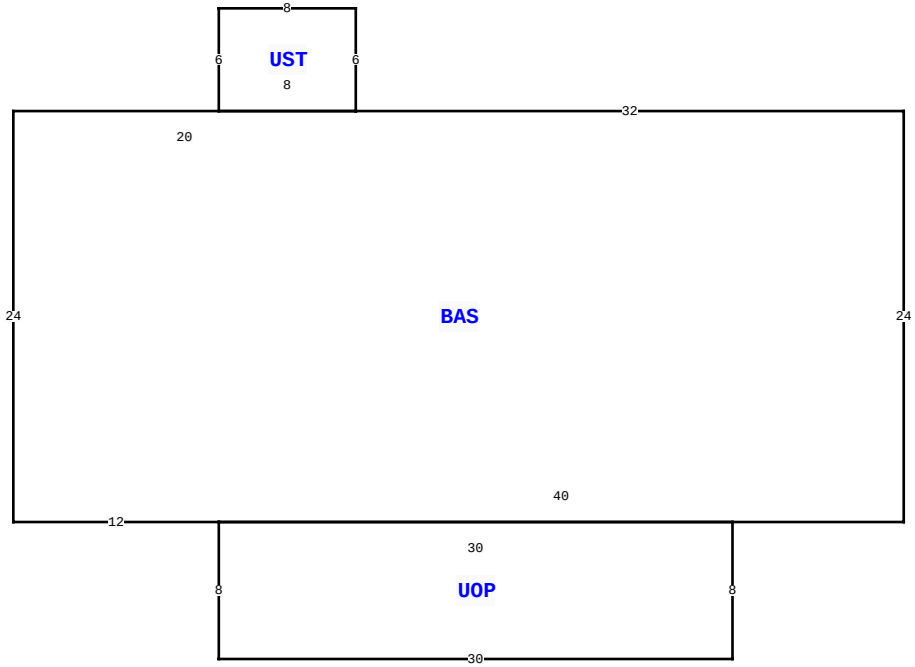
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 97,798 |
| UOP | 240 | 20 | | 48 | 3,762 |
| UST | 48 | 45 | | 22 | 1,724 |
| TOTALS | 1,536 | | | 1,318 | 103,284 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,318 | 109.6000 | 120.56 | 158,898 | 1992 | 1992 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1248 HX Base Yr 1999




2378 SW CYPRESS LAKE RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 103,284 |
| TOTAL MARKET OB/XF VALUE | | 6,850 |
| TOTAL LAND VALUE - MARKET | | 29,280 |
| TOTAL MARKET VALUE | | 139,414 |
| SOH/AGL Deduction | | 48,879 |
| ASSESSED VALUE | | 90,535 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 39,124 |
| TOTAL JUST VALUE | | 139,414 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,290 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 6,850

| 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 | | A-1 | 0.00 | 0.00 | 1.83 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 29,280 | | | | | | | |

REVIEW DATE 07/14/2025 BY tommy Total Acres: 1.83 Total Land Value: 29,280 Market: 0 Agricultural: 0 Common: 29,280 PRINTED 11/17/2026 BY SYS