

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

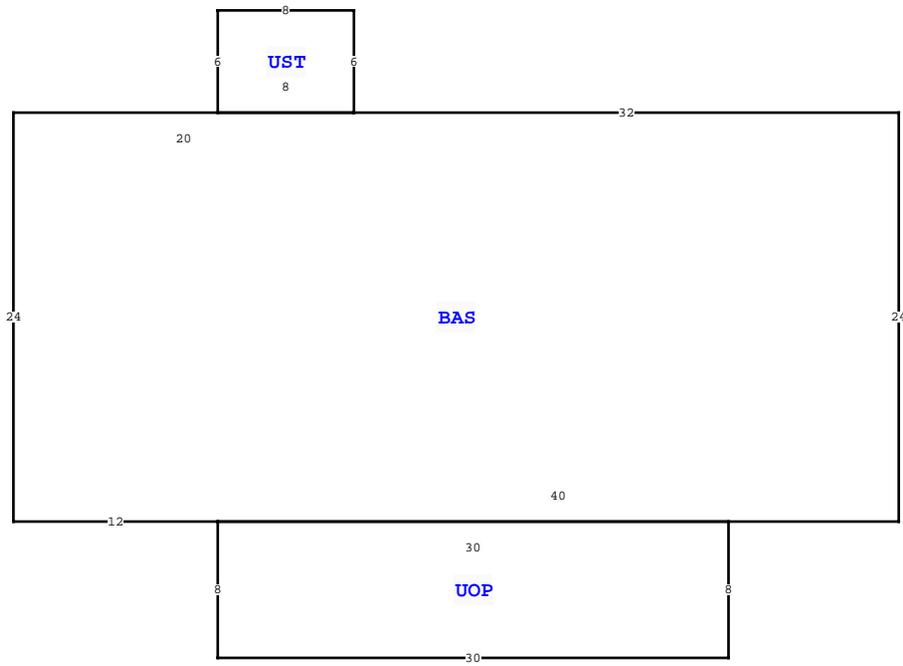
2026

35-4S-15-00407-101



BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	1,248	100	
UOP	240	20	
UST	48	45	
TOTALS	1,536		

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	124.94	164,671	1992	1992	0	0	35.00	65.00
Heated Area: 1248 HX Base Yr 1999											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,036
TOTAL MARKET OB/XF VALUE			6,850
TOTAL LAND VALUE - MARKET			29,280
TOTAL MARKET VALUE			143,166
SOH/AGL Deduction			55,487
ASSESSED VALUE			87,679
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			36,268
TOTAL JUST VALUE			143,166
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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												6,850					
2378 SW CYPRESS LAKE RD, LAKE CITY																	
MLU																	

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							