LOT 10 CYPRESS LAKE HILLS S/D.

ORB 602-519, 706-608, 768-1237,

GARNER MARSHAL/GARNER KELLY A
481 SW HORSE WAY
LAKE CITY, FL 32024

2027

35-4S-15-00407-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

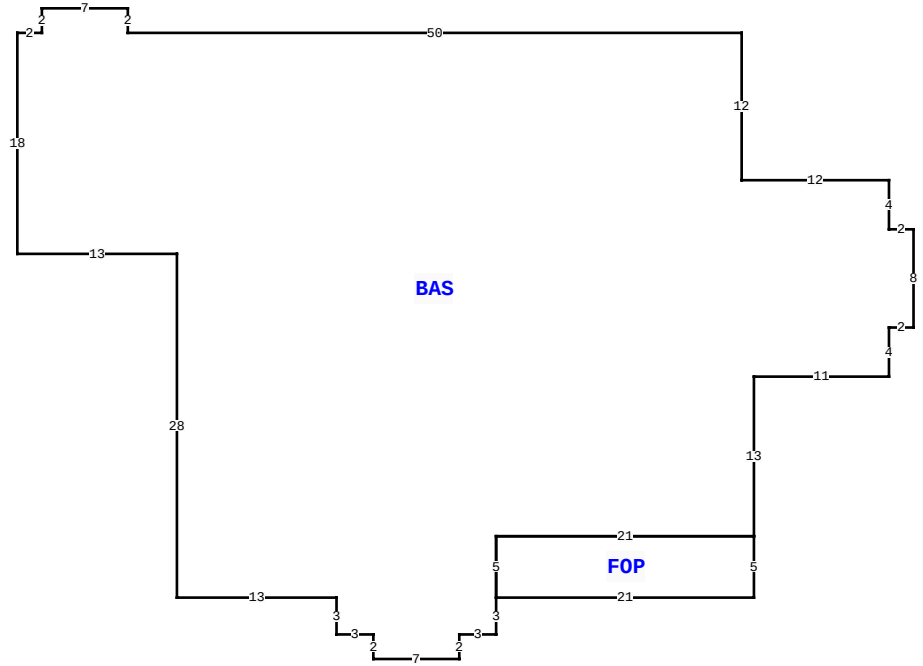
NEIGHBORHOOD/LOC 35415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100		2,538	199,185
FOP	105	30		32	2,512
TOTALS	2,643			2,570	201,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,570	109.7600	120.74	310,302	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 2538 HX Base Yr 2005



481 SW HORSE WAY, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,696
TOTAL MARKET OB/XF VALUE		10,700
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		277,526
SOH/AGL Deduction		116,615
ASSESSED VALUE		160,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,500
TOTAL JUST VALUE		277,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,184

SALE:1:1: LOT 10, CYPRESS LAKE HILLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050790	Solar Power Syste	42	09/10/2024
28135	M H	653	10/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1031/1512	11/19/2004	WD	Q	I		129,000
GRANTOR: TAMMY MAY BISSONETTE						
GRANTEE: MARSHAL & KELLY A G						
0946/1059	10/18/2001	QC	Q	I	06	20,000
GRANTOR: JEFFERY DEAN BISSONET						
GRANTEE: TAMMY MAY BISSONETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 N2 W7 S2 W2 S18 E13 S28 E13 S3 E3 S2 E7 N2 E3 N3
FOP= E21 N5 W21 S5$ N5 E21 N13 E11 N4 E2 N8 W2 N4 W12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 10,700

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/05/2016 BY DF Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS