W1/2 OF NW1/4 & SE1/4 OF NW1/4 & & S 100 FT OF NE1/4 OF NW1/4 & W OF NE1/4.

ALLISON CARL L/ALLISON JOAN M
3707 SW SALEM RD
LAKE CITY, FL 32024

2027

35-4S-15-00409-000

BUILDING CHARACTERISTICS

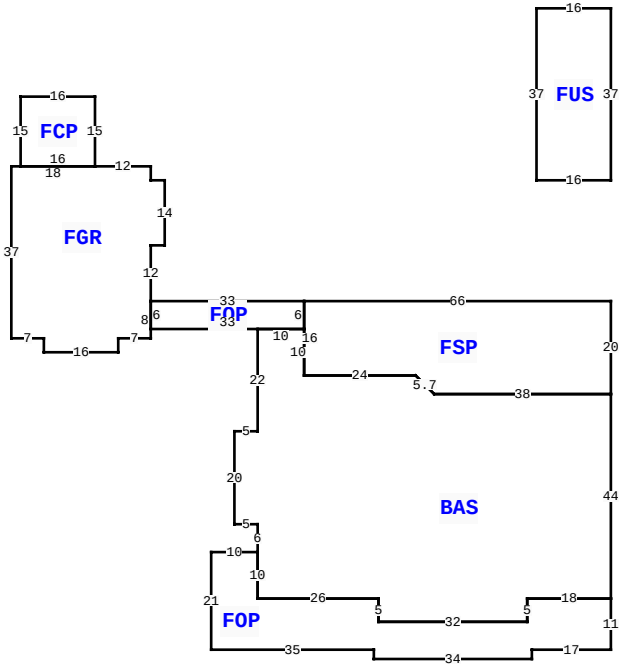
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,848	100		3,848	649,810
FCP	240	25		60	10,132
FGR	1,200	55		660	111,454
FOP	198	30		59	9,963
FOP	954	30		286	48,297
FSP	1,216	40		486	82,071
FUS	592	100		592	99,970
TOTALS	8,248			5,991	1,011,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,991	151.3200	181.58	1,087,846	2018	2018	0	0	0	7.00	93.00

1 EXCEPT SFR 100% - 2019 Heated Area: 4440 HX Base Yr 2019



2728 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,059,087
TOTAL MARKET OB/XF VALUE		82,328
TOTAL LAND VALUE - MARKET		850,000
TOTAL MARKET VALUE		1,193,181
SOH/AGL Deduction		282,309
ASSESSED VALUE		910,872
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		859,461
TOTAL JUST VALUE		1,991,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,991,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052493	Electrical Servic	0	03/04/2025
34968	SFR	765	02/22/2017
34853	SFR	2,003	01/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2249	11/07/2023	WD	U	I	11	100
GRANTOR: ALLISON CARL L						
GRANTEE: ALLISON CARL L						
1249/1764	2/06/2013	WD	U	V	30	100
GRANTOR: ANN RUTLAND, ALLISON						
GRANTEE: CARL L ALLISON & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N44 W38 U4L4 W24 N10 W10 S22 W5 S20 E5 S6 S10 E26 S5 E32 N5 E18 $
FSP=[ORIG=0,-44] N20 W66 S16 E24 D4R4 E38 $
FGR=[ORIG=-99,-64] N12 E3 N14 W3 N3 W12 W18 S37 E7 S3 E16 N3 E7 N8 $
FOP=[ORIG=-76,-10] W10 S21 E35 S2 E34 N2 E17 N11 W18 S5 W32 N5 W26 N10 $
FUS=[ORIG=0,-90] N37 W16 S37 E16 $
FCP=[ORIG=-111,-93] N15 W16 S15 E16 $
FOP=[ORIG=-66,-58] N6 W33 S6 E33 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	40,164.00	UT	2.00	2.00	100	2018	2018	3	100	80,328	

LAND DESCRIPTION

TOTAL OB/XF 82,328

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	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	166.00	AC		1.00	1.00	1.00	281.00	281.00	46,646							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	40.00	40.00	120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	169.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	845,000							

REVIEW DATE 04/16/2025 BY TW Total Acres: 170.00 Total Land Value: 51,766 Market: 845,000 Agricultural: 46,766 Common: 5,000 PRINTED 11/17/2026 BY SYS

W1/2 OF NW1/4 & SE1/4 OF NW1/4 & & S 100 FT OF NE1/4 OF NW1/4 & W OF NE1/4.

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BUILDING CHARACTERISTICS

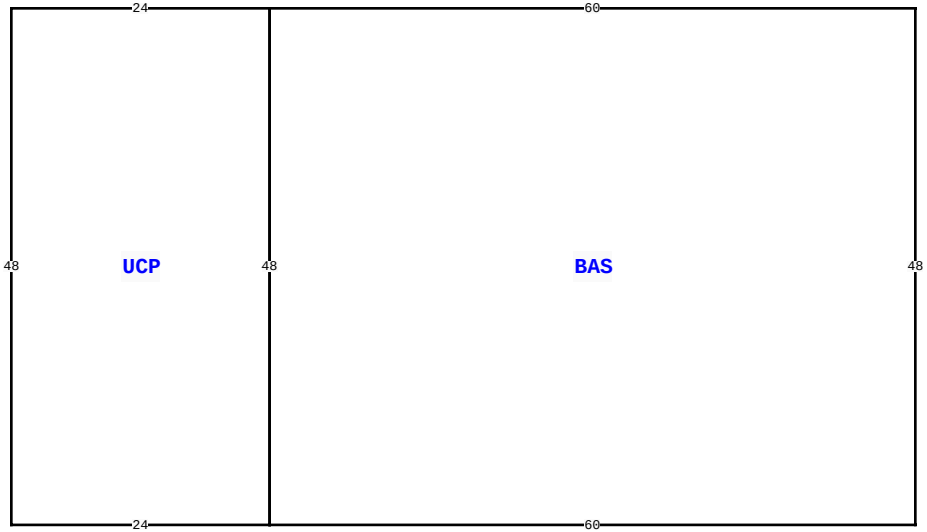
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 60
Exterior Wall	25	MOD METAL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100		2,880	43,885
UCP	1,152	20		230	3,505
TOTALS	4,032			3,110	47,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,110	57.2850	16.04	49,884	2018	2018	0	0	0	5.00	95.00

2 BARNS 100% - 2019 Heated Area: 2880 HX Base Yr 2019



2728 SW CYPRESS LAKE RD, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,991,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1249/1764	2/06/2013	WD	U	V	30	100
GRANTOR: ANN RUTLAND, ALLISON						
GRANTEE: CARL L ALLISON & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UCP= W24 S48 E24 N48$ S48 E60 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/16/2025 BY TW Total Acres: 170.00 Total Land Value: 51,766 Market: 845,000 Agricultural: 46,766 Common: 5,000 PRINTED 11/17/2026 BY SYS