

LOT 23 LAKE JEFFERY PHASE 1
ORB 531-659, 766-1239,
788-1019, 856-1107,

GONZALEZ EDWIN/VALDES MARITZA
299 NW CYPRESS COVE DR
LAKE CITY, FL 32055

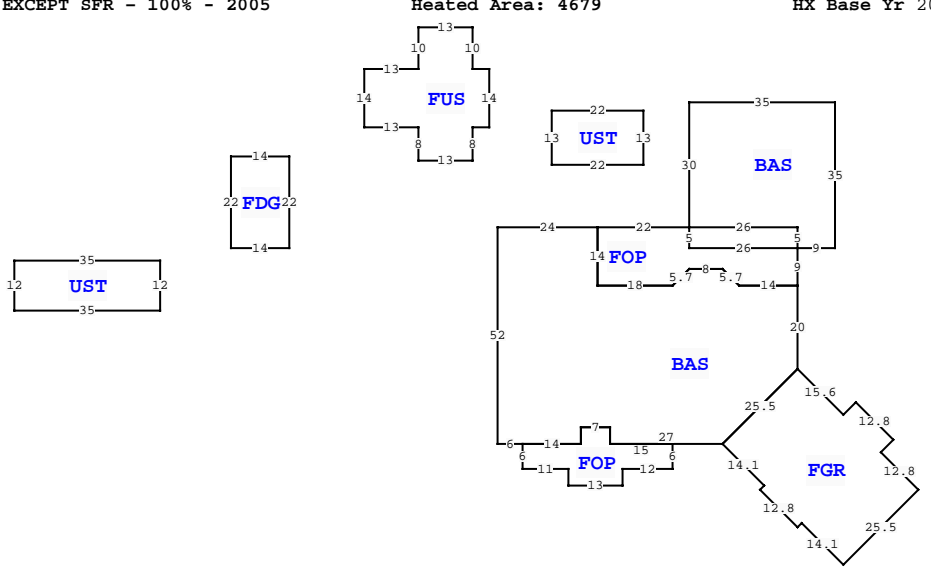
2025

23-3S-16-02272-024



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,033	126.8236	139.51	841,664	2000	2000	0	0	31.20	68.80
1 EXCEPT SFR - 100% - 2005											
Heated Area: 4679 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		579,065	
TOTAL MARKET OB/XF VALUE		31,993	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		662,058	
SOH/AGL Deduction		116,070	
ASSESSED VALUE		545,988	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		495,266	
TOTAL JUST VALUE		662,058	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		672,999	
LAND:1:1: LAKE ACCESS & LAKE VIEW (1.74 AC)			
SALE:3:1: LOT 23, LAKE JEFFERY			
SALE:2:1: LOT 23 LAKE JEFFERY			

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	23316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100		1,095	105,101
BAS	2,930	100		2,930	281,230
FDG	308	60		185	17,757
FGR	1,116	55		614	58,933
FOP	296	30		89	8,542
FOP	494	30		148	14,205
FUS	654	100		654	62,773
UST	286	45		129	12,382
UST	420	45		189	18,140
TOTALS	7,599			6,033	579,065

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/30/2024	MLU	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050098	Solar Power System	25,000	06/11/2024
000049709	Roof Replacement	38,000	05/01/2024
000046163	Solar Power System	97,719	12/22/2022
28460	ADDN SFR	382	04/01/2010
15884	SFR	475	08/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/1414	12/14/2004	WD	Q	I		525,000
GRANTOR: STANLEY & MARY ANN CR						
GRANTEE: EDWIN GONZALES & MA						
0856/1107	4/07/1998	WD	Q	V		62,500
GRANTOR: JONES						
GRANTEE: CRAWFORD						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0119	MASONRY WA	0	100	0	376.00	UT	4.50	4.50	100	2000	2000	3	100	1,692	
3	0258	PATIO	0	100	23	851.00	UT	2.00	2.00	100	2000	2000	3	100	1,702	
4	0166	CONC, PAVMT	0	100	0	6,892.00	UT	2.00	2.00	100	2000	2000	3	100	13,784	
5	0080	DECKING	0	100	0	1,229.00	UT	3.50	3.50	100	2000	2000	3	100	4,302	
6	0040	BARN, POLE	0	100	0	867.00	UT	7.50	7.50	100	2000	2000	3	100	6,503	
7	0130	CLFENCE	5	0	100	670.00	UT	3.00	3.00	100	2000	2000	3	100	2,010	

TOTAL OB/XF												31,993				
299 NW CYPRESS COVE DR, LAKE CITY																

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] S52 E6 E14 N4 E7 S4 E27 U18 R18 N20 W14 U4 L4 W8 D4 L4 W18 N14 W24 \$											
FGR=[ORIG=54,52] D10 R10 D1L1 D9 R9 U1 R1 D10 R10 U18 R18 U9 L9 U3 R3 U9 L9 D3 L3 U11 L11 D18 L18 \$											
BAS=[ORIG=72,5] E9 N35 W35 S30 E26 S5 \$											
FUS=[ORIG=-19,-16] E13 N8 E4 N14 W4 N10 W13 S10 W13 S14 E13 S8 \$											
FOP=[ORIG=72,14] N9 W26 N5 W22 S14 E18 U4R4 E8 D4R4 E14 \$											
UST=[ORIG=-116,20] E35 N12 W35 S12 \$											
FDG=[ORIG=-64,5] E14 N22 W14 S22 \$											
FOP=[ORIG=6,52] S6 E11 S4 E13 N4 E12 N6 W15 N4 W7 S4 W14 \$											
UST=[ORIG=13,-15] E22 N13 W22 S13 \$											

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	0133	C	SFR LAKE	100		RSF	2125.00	270.00	1.00	LT		1.00	1.00	1.70	30,000.00	51,000.00	51,000							