LOT 3 CYPRESS LAKE PHASE 2.
741-204, 749-825, 792-255, 847-3

MORENO JOSE ALFREDO
359 SW RIDGEVIEW PL
LAKE CITY, FL 32024-3692

2022

33-3S-16-02434-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	07	07

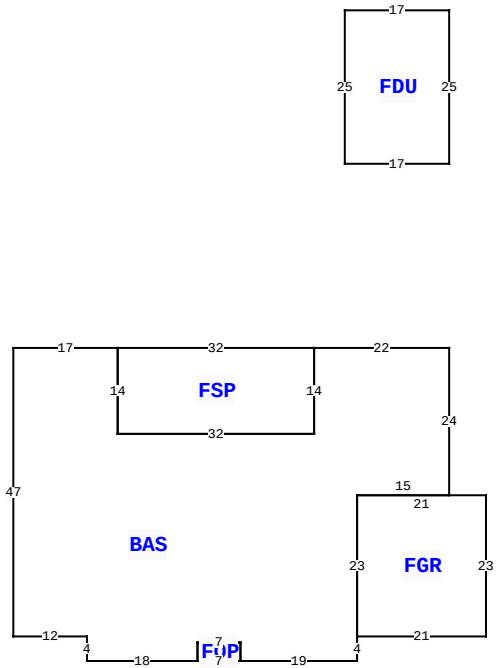
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	33316.020		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,699	100	2,699	207,464
FDU	425	60	255	19,601
FGR	483	55	266	20,446
FOP	21	30	6	461
FSP	448	40	179	13,759
TOTALS	4,076		3,405	261,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,405	132.2983	109.81	373,903	1991	1991	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2018 HX Base Yr 2018



359 SW RIDGEVIEW Pl, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,732
TOTAL MARKET OB/XF VALUE		15,486
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		299,218
SOH/AGL Deduction		66,728
ASSESSED VALUE		232,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,490
TOTAL JUST VALUE		299,218
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,376

SALE:3:1: LOT 3, CYPRESS LAKE PHASE II

SALE:2:1: LOT 3 CYPRESS LAKE PHASE II

SALE:1:1: LOT 3 CYPRESS LAKE PH 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044717	Solar Power Syste	52,599	06/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2782	7/31/2017	WD	U	I	18	187,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JOSE ALFREDO MORENO						
1340/1609	7/11/2017	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W32 S14 E32 N14$ S14 W32 N14 W17 S47 E12 S4 E18 FOP= E7 N3 W7 S3 $ N3 E7 S3 E19 N4 FGR= E21 N23 W21S23$ N23 E15 N24$ PTR= N30 FDU= N25 W17 S25 E17$ S30$.

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	0166	CONC,PAVMT	0	100	105	14	1,470.00	UT	1.40	1.40	100	0	0	3	100	2,058	
2	0166	CONC,PAVMT	0	100	24	14	336.00	UT	1.40	1.40	100	0	0	3	100	470	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0280	POOL R/CON	0	100	8	20	160.00	UT	60.00	60.00	100	2000	2000	3	50	4,800	
5	0282	POOL ENCL	0	100	21	33	693.00	UT	12.00	12.00	100	2000	2000	3	50	4,158	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 15,486

LN	USE CODE	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	SFR	100		RSF-1	181.00	215.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/25/2018 BY KRBC Total Acres: 0.89 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/30/2022