

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

2024

23-3S-16-02272-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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
Architectural	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/LOC	23316.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100	1,095	97,346
BAS	2,930	100	2,930	260,480
FDG	308	60	185	16,447
FGR	1,116	55	614	54,585
FOP	296	30	89	7,912
FOP	494	30	148	13,157
FUS	654	100	654	58,141
UST	286	45	129	11,468
UST	420	45	189	16,802
TOTALS	7,599		6,033	536,339

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000
2	0119	MASONRY WA	0	100	0	376.00	UT	4.50	4.50	100	2000
3	0258	PATIO	0	100	23	851.00	UT	2.00	2.00	100	2000
4	0166	CONC, PAVMT	0	100	0	6,892.00	UT	2.00	2.00	100	2000
5	0080	DECKING	0	100	0	1,229.00	UT	3.50	3.50	100	2000
6	0040	BARN, POLE	0	100	0	867.00	UT	7.50	7.50	100	2000
7	0130	CLFENCE	5	0	100	670.00	UT	3.00	3.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0133	C	SFR LAKE	100		RSF	2125.00	270.00	1.00	LT	

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	126.82	765,105	2000	2000	0	0	29.90	70.10
1 EXCEPT SFR - 100% - 2005											
Heated Area: 4679											
HX Base Yr 2005											
299 NW CYPRESS COVE DR, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/11/2023 MLU											

TOTAL OB/XF											
31,993											

TOTAL OB/XF											
31,993											

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					536,339				
TOTAL MARKET OB/XF VALUE					31,993				
TOTAL LAND VALUE - MARKET					47,600				
TOTAL MARKET VALUE					615,932				
SOH/AGL Deduction					85,331				
ASSESSED VALUE					530,601				
TOTAL EXEMPTION VALUE					HX HB		50,000		
BASE TAXABLE VALUE					480,601				
TOTAL JUST VALUE					615,932				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					625,878				
LAND:1:1: LAKE ACCESS & LAKE VIEW (1.74 AC)									
SALE:3:1: LOT 23, LAKE JEFFERY									
SALE:2:1: LOT 23 LAKE JEFFERY									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
000046163		Solar Power Syste			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									
BUILDING NOTES									