

THE W1/2 OF N1/2 OF BLOCK 49 MAS
WD 1023-1691, WD 1068-2485, WD 1

VILLEGAS ROBERT P/MARINO-TUNON LEONOR M
206 SW CAVALRY PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-056



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC 22517.030 1.00/		

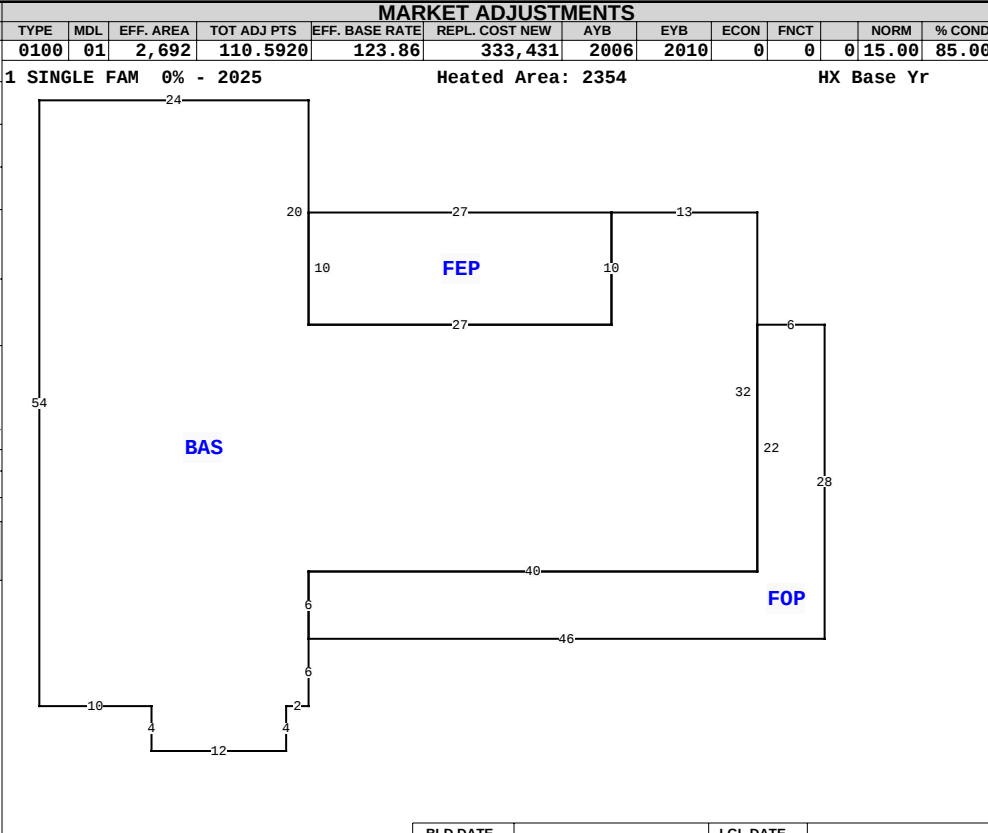
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	247,831
FEP	270	80		216	22,741
FOP	408	30		122	12,844

TOTALS	3,032			2,692	283,416
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0080	DECKING	0	0	0	1.00	UT	0.00	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	
3	0210	GARAGE U	0	0	30	1.00	UT	25,920.00	
4	0060	CARPORT F	0	0	15	1.00	UT	1,575.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.09

REVIEW DATE 01/09/2025 BY TP



206 SW CAVALRY PL, LAKE CITY

TOTAL OB/XF									
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1	0080	DECKING	0	0	0	1.00	UT	0.00	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	
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4	0060	CARPORT F	0	0	15	1.00	UT	1,575.00	

Total Acres: 1.09 Total Land Value: 12,152 Market: 0 Agricultural: 0 Common: 12,152

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3								Tax Dist:	
BUILDING MARKET VALUE								283,416	
TOTAL MARKET OB/XF VALUE								29,095	
TOTAL LAND VALUE - MARKET								12,152	
TOTAL MARKET VALUE								324,663	
SOH/AGL Deduction								0	
ASSESSED VALUE								324,663	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								324,663	
TOTAL JUST VALUE								324,663	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								327,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40570	STORAGE	0	09/22/2020
23996	SFR	674	12/29/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1520/1486	7/31/2024	WD	Q	I	01	413,000	
GRANTOR: DUMAS SANDY KAY							
GRANTEE: VILLEGAS ROBERT P							
1506/814	1/10/2024	PB	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: DUMAS SANDY KAY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 S54 E10 S4 E12 N4 E2 N6 FOP= E46 N28 W6 S22 W40 S6\$ N6 E40 N32 W13 FEP= W27 S10 E27 N10\$ S10 W27 N20\$.									

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