LOT 13 MAGNOLIA PLACE S/D

WD 1017-1246, LE 1423-1370,

FORMAN TRUDY/WLUDYKA JOSEPH
198 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2026

27-5S-17-09415-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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 02

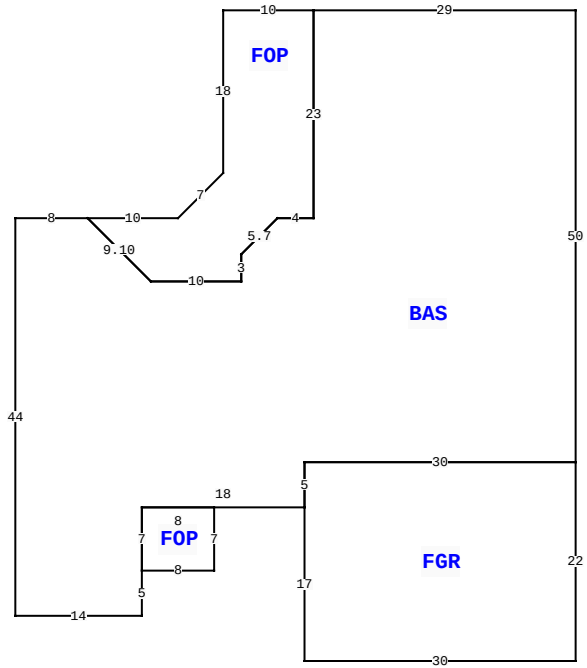
NEIGHBORHOOD/LOC 27517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,567	100		2,567	276,314
FGR	660	55		363	39,074
FOP	56	30		17	1,830
FOP	345	30		104	11,195
TOTALS	3,628			3,051	328,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,051	118.6504	132.89	405,447	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2567 HX Base Yr 2007



198 SW CYPRESSWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		328,412
TOTAL MARKET OB/XF VALUE		27,350
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		410,762
SOH/AGL Deduction		166,693
ASSESSED VALUE		244,069
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		143,347
TOTAL JUST VALUE		410,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24555	POOL ENCL	85	05/24/2006
24436	POOL	95	04/26/2006
22837	SFR	751	02/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1370	9/04/2020	LE	U	I	14	100
GRANTOR: TRUDY FORMAN & JOSEPH						
GRANTEE: MICHELE FRANK & COL						
1017/1246	5/28/2004	WD	Q	V		42,000
GRANTOR: GLENN FARMS INC						
GRANTEE: TRUDY FORMAN & JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= W10 S18 L5 D5 W10 D7 R7 E10 N3 R4 U4 E4 N23$ S23 W4 D4 L4 S3 W10 L7 U7 W8 S44 E14 N5 FOP= E8 N7 W8 S7$ N7 E18 FGR= S17 E30 N22 W30 S5$ N5 E30 N50$.

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	2006	2006	3	100	2,000	
2	0282	POOL ENCL	0	100	32	34	1,088.00	UT	15.00	15.00	30	2006	2006	3	30	4,896	
3	0166	CONC,PAVMT	0	100	0	0	664.00	UT	2.50	2.50	100	2006	2006	3	100	1,660	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2006	2006	3	51	13,994	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0260	PAVEMENT-A	0	100	10	300	3,000.00	UT	1.30	1.30	100	2017	2017	3	100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 27,350

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/05/2017 BY DF Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS