

LOT 16 MAGNOLIA PLACE S/D.
WD 1027-1840, CT 1158-1940, WD 1

GAUDETTE STEPHEN THOMAS/HERRICK KATHLEEN MARIE
354 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2026

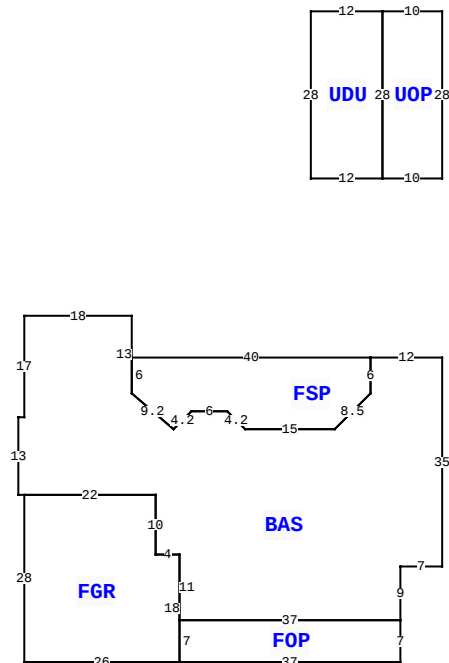
27-5S-17-09415-116

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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

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	2,236	100		2,236	270,188
FGR	688	55		378	45,676
FOP	259	30		78	9,425
FSP	414	40		166	20,059
UDU	336	55		185	22,354
UOP	280	20		56	6,767

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0280	POOL R/CON	0	100	11	23	253.00	UT	70.00
3	0169	FENCE/WOOD	0	100	0	0	224.00	UT	10.50
4	0166	CONC, PAVMT	0	100	0	0	2,206.00	UT	2.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,099	121.2200	135.77	420,751	2014	2014	0	0	0	11.00
1 SINGLE FAM 100% - 2022 Heated Area: 2236 HX Base Yr 2022											
											
354 SW CYPRESSWOOD GLN, LAKE CITY											

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

TOTAL OB/XF									
22,624									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		374,468	
TOTAL MARKET OB/XF VALUE		22,624	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		452,092	
SOH/AGL Deduction		155,066	
ASSESSED VALUE		297,026	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		246,304	
TOTAL JUST VALUE		452,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31973	POOL	175	05/20/2014
31663	GARAGE	206	12/26/2013
31525	SFR	1,051	10/16/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1446/1588	8/25/2021	WD	U	I	11
GRANTOR: HERRICK KATHLEED MARI					
GRANTEE: GAUDETTE STEPHEN TH					
1444/181	8/03/2021	WD	Q	I	01
GRANTOR: BRADLEY ARTHUR F					
GRANTEE: GAUDETTE STEPHEN TH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FSP= W40 S6 D6 R7 R3 U3 E6 D3 R3 E15 R6 U6 N6\$ S6 D6 L6 W15 L3 U3 W6 D3 L3 L7 U6 N13 W18 S17 W1 S13 E1 FGR= S28 E26 N18 W4 N10 W22\$ E22 S10 E4 S11 FOP= S7 E37 N7 W37\$ E37 N9 E7 N35\$ PTR= N30 UOP= N28 W10 UDU= W12 S28 E12 N28\$ S28 E10\$ S30\$.									