LOT 19 MAGNOLIA PLACE S/D

WD 1020-2550, WD 1110-1676, WD 1

LANE MARK O JR/LANE SARAH M
219 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2026

27-5S-17-09415-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2 100
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

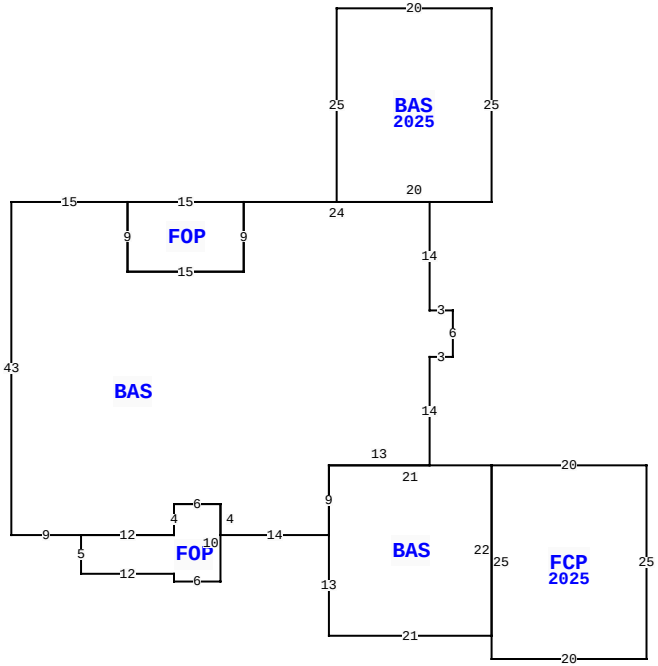
NEIGHBORHOOD/LOC 27517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	58,021
BAS	2,064	100		2,064	259,212
BAS	500	100	2025	500	62,794
FCP	500	25	2025	125	15,698
FOP	120	30		36	4,521
FOP	135	30		40	5,024
TOTALS	3,781			3,227	405,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,227	120.5710	135.04	435,774	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 3026 HX Base Yr 2020



219 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		405,270
TOTAL MARKET OB/XF VALUE		44,773
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		505,043
SOH/AGL Deduction		100,593
ASSESSED VALUE		404,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,728
TOTAL JUST VALUE		505,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049592	Additions	30,000	04/11/2024
000049593	Additions	135,000	04/11/2024
38543	POOL ENCL	0	08/30/2019
38434	POOL	281	08/02/2019
35666	SFR	1,016	08/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/2730	6/26/2017	WD	U	V	16	15,800
GRANTOR: GUILLERMO CIFUENTES						
GRANTEE: MARK O JR & SARAH M						
1339/2729	6/22/2017	WD	U	V	16	15,800
GRANTOR: PAULA LEE GAVIN F/K/A						
GRANTEE: MARK O & SARAH M LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S9 W15 N9 W15 S43 E9 E12 N4 E6 S4 E14 N9 E13 N14 E3 N6 W3 N14 $
FCP=[YR=2025;ORIG=8,34] E20 S25 W20 N25 $
BAS=[ORIG=-13,43] S13 E21 N22 W21 S9 $
FOP=[ORIG=-24,0] W15 S9 E15 N9 $
FOP=[ORIG=-45,43] S5 E12 S1 E6 N10 W6 S4 W12 $
BAS=[YR=2025;ORIG=-12,-25] E20 S25 W20 N25 $
.

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	0251	LEAN TO W/	0	100	10	35	350.00	UT	1.50	1.50	100	2018	2018	3	100	525	
2	0031	BARN,MT AE	0	100	20	35	700.00	UT	10.00	10.00	100	2018	2018	3	100	7,000	
3	0166	CONC,PAVMT	0	100	0	0	300.00	UT	2.00	2.00	100	2018	2018	3	100	600	
4	0280	POOL R/CON	0	100	32	12	384.00	UT	70.00	70.00	100	2019	2019	3	89	23,923	
5	0282	POOL ENCL	0	100	44	25	1,100.00	UT	15.00	15.00	100	2019	2019	3	65	10,725	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 44,773

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 01/06/2025 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 09/30/2025 BY SYS