

LOT 20 MAGNOLIA PLACE S/D.
WD 1017-1253, WD 1033-2923, WD 1

STEADMAN ROY MARSHALL/STEADMAN CHRISTINA DIANE
143 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2026

27-5S-17-09415-120



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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	27517.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100		2,175	256,546
FGR	650	55		358	42,227
FOP	77	30		23	2,713
FOP	80	30		24	2,831
FSP	172	40		69	8,138
FUS	996	100		996	117,480

TOTALS	4,150			3,645	429,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,344.00	UT	2.50
2	0280	POOL R/CON	0	100	13	26	338.00	UT	70.00
3	0282	POOL ENCL	0	100	34	44	1,496.00	UT	15.00
4	0294	SHED WOOD/	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,645	131.6411	147.44	537,419	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2018 Heated Area: 3171 HX Base Yr 2018													
143 SW CYPRESSWOOD GLN, LAKE CITY													

TOTAL OB/XF													
25,603													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		429,935	
TOTAL MARKET OB/XF VALUE		25,603	
TOTAL LAND VALUE - MARKET		57,750	
TOTAL MARKET VALUE		513,288	
SOH/AGL Deduction		167,524	
ASSESSED VALUE		345,764	
TOTAL EXEMPTION VALUE		HX HB 13 345,764	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		513,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054044	Roof Replacement	40,000	09/12/2025
25037	POOL ENCL	100	09/28/2006
24442	POOL	150	04/27/2006
23478	POOL	140	08/10/2005
22787	SFR	890	02/08/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1343/1515	8/17/2017	WD U	I	I	11	100	
GRANTOR: ROY MARSHALL & CHRIST							
GRANTEE: ROY MARSHALL & CHRI							
1342/2329	8/17/2017	WD Q	I	I	01	320,000	
GRANTOR: ABRAHAM I & PAMELA PA							
GRANTEE: ROY MARSHALL STEADM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FSP= W23 S8 E18 R5 U5 N3\$ S3 D5 L5 W18 N18 FGR= N26 W25 S26 E25\$ W12 S18 FOP= W7 S11 E7 N11\$ S11 W7 S21 E13 S7 E3 S2 E8 N2 E3 FOP= S1 E10 N8 W10 S7\$ N7 E10 S5 E17 N45\$ PTR= N30 FUS= N6 E10 N32 W30 S24 E6 S14 E14\$ S30\$.									