

LOT 10 CYPRESS LAKE PHASE 3.
773-125, 801-2099, 889-990, 937-

ZARRELLA JOHN J/ZARRELLA LORRAINE L
208 SW DRAGON FLY CT
LAKE CITY, FL 32024

2026

33-3S-16-02434-210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	01	100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	33316.020	1.00/

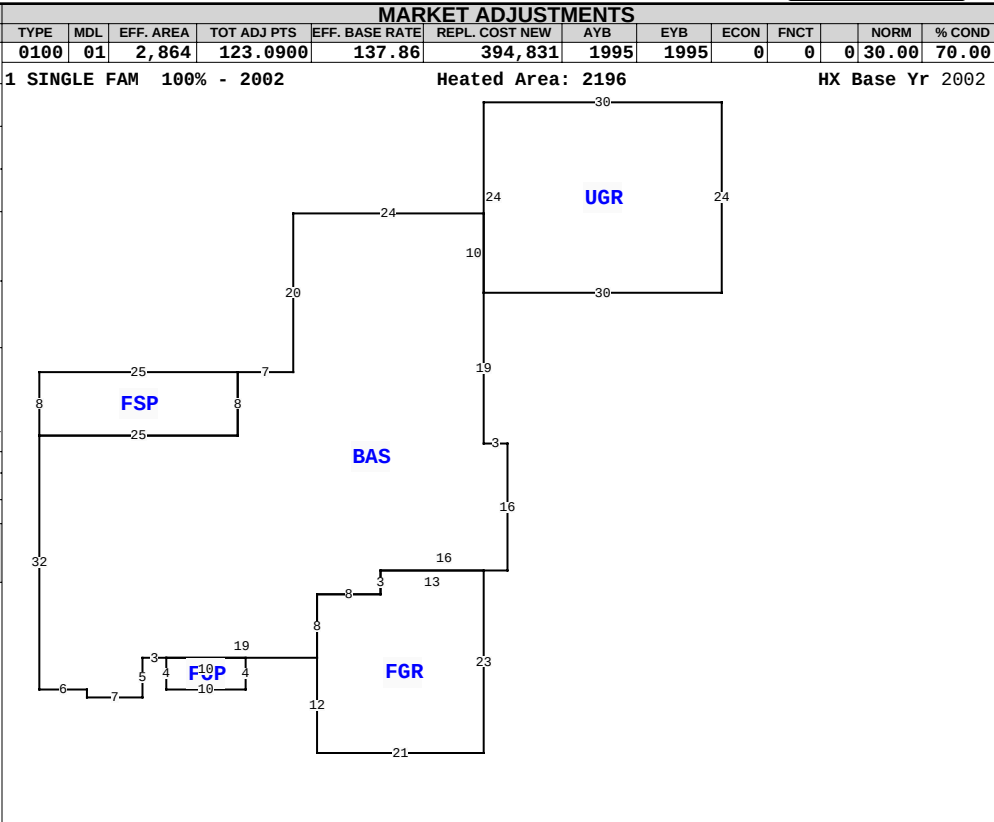
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100		2,196	211,919
FGR	459	55		252	24,319
FOP	40	30		12	1,158
FSP	200	40		80	7,720
UGR	720	45		324	31,267

TOTALS	3,615			2,864	276,382
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00
2	0166	CONC, PAVMT	0 100	0	0	708.00	UT	1.50	1.50
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
4	0166	CONC, PAVMT	0 100	0	0	1,602.00	UT	1.50	1.50
5	0282	POOL ENCL	0 100	0	0	850.00	UT	15.00	15.00
6	0166	CONC, PAVMT	0 100	15	30	450.00	UT	2.25	2.25
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	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		RSF-	1226.00	200.00	1.00

REVIEW DATE 06/16/2023 BY KS



208 SW DRAGONFLY CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
2	0166	CONC, PAVMT	0 100	0	0	708.00	UT	1.50	1.50	100	1995	1995	3	100	1,062	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
4	0166	CONC, PAVMT	0 100	0	0	1,602.00	UT	1.50	1.50	100	1995	1995	3	100	2,403	
5	0282	POOL ENCL	0 100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
6	0166	CONC, PAVMT	0 100	15	30	450.00	UT	2.25	2.25	100	2010	2010	3	100	1,013	
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

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		RSF-	1226.00	200.00	1.00

Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		276,382	
TOTAL MARKET OB/XF VALUE		28,714	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		340,096	
SOH/AGL Deduction		100,134	
ASSESSED VALUE		239,962	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		189,240	
TOTAL JUST VALUE		340,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28483	GARAGE	237	04/13/2010
8592	SFR	65,000	07/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2335	2/05/2025	LE	U	I	14	100
GRANTOR: ZARRELLA JOHN J						
GRANTEE: ZARRELLA JOHN J (EN						
0889/0990	9/30/1999	WD	Q	I		166,000
GRANTOR: MENENDEZ						
GRANTEE: ROBERTSON						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W24 S20 W7 FSP= W25 S8 E25 N8\$ S8 W25 S32 E6 S1 E7 N5E3 FOP= S4 E10 N4 W10\$ E19 FGR= S12 E21 N23 W13 S3 W8 S8\$ N8 E8 N3 E16 N16 W3 N19 UGR= E30 N24 W30 S24\$ N10\$.									

PRINTED 11/19/2025 BY SYS