LOT 14 CYPRESS LAKE PHASE 3

ORB 796-828,

TODD LARRY KENNETH/TODD CRYSTAL MARIA
315 SW DRAGONFLY CT
LAKE CITY, FL 32024-9262

2025

33-3S-16-02434-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

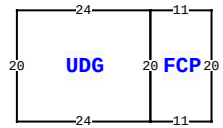
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC	33316.020	1.00/

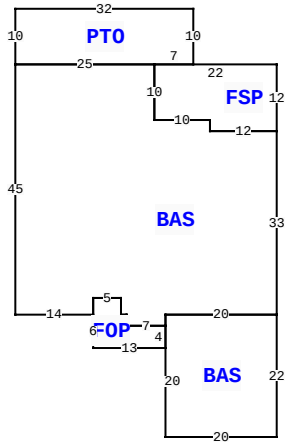
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	42,924
BAS	1,870	100		1,870	182,426
FCP	220	25		55	5,365
FOP	79	30		24	2,342
FSP	244	40		98	9,560
PTO	320	5		16	1,561
UDG	480	55		264	25,755
TOTALS	3,653			2,767	269,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	122.6764	137.40	380,186	1995	1995	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1996 Heated Area: 2310 HX Base Yr 1996





315 SW DRAGONFLY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,932
TOTAL MARKET OB/XF VALUE		12,777
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		319,109
SOH/AGL Deduction		97,399
ASSESSED VALUE		221,710
TOTAL EXEMPTION VALUE	HX HB 13	221,710
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0796/0828	10/03/1994	WD	Q	V		25,000

GRANTOR: COLE - CRAPPS

GRANTEE: LARRY KENNETH & CRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S45 E14 FOP= S6 E13N4 W7 N2W1 N3 W5 S3$ N3 E5 S3 E1S2 E7 BAS= S20 E20 N22 W20 S2$ N2 E20 N33 FSP= N12 W22 S10 E10 S2 E12$ W12 N2 W10 N10$ PTO= E7 N10 W32 S10 E25$ PTR= N30 UDG= N20 W24 S20 E24$ FCP= E11 N20 W11 S20$ S30$.

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	1995	1995	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,721.00	UT	1.50	1.50	100	1995	1995	3	100	4,082	
3	0166	CONC,PAVMT	0	100	0	0	1,130.00	UT	1.50	1.50	100	1996	1996	3	100	1,695	
4	0060	CARPORT F	0	100	50	20	1,000.00	UT	5.00	5.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 12,777

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	28,000.00	36,400.00	36,400							

REVIEW DATE 06/16/2023 BY JB Total Acres: 2.06 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 08/19/2025 BY SYS