LOT 17 CYPRESS LAKE PHASE 3.

801-028, 876-2231, 908-2136, WD

NICHOL ROBERT J LIVING TRUST DATED SEPTEMBER 1, 20
217 SW DRAGONFLY CT
LAKE CITY, FL 32024

2026

33-3S-16-02434-217

BUILDING CHARACTERISTICS

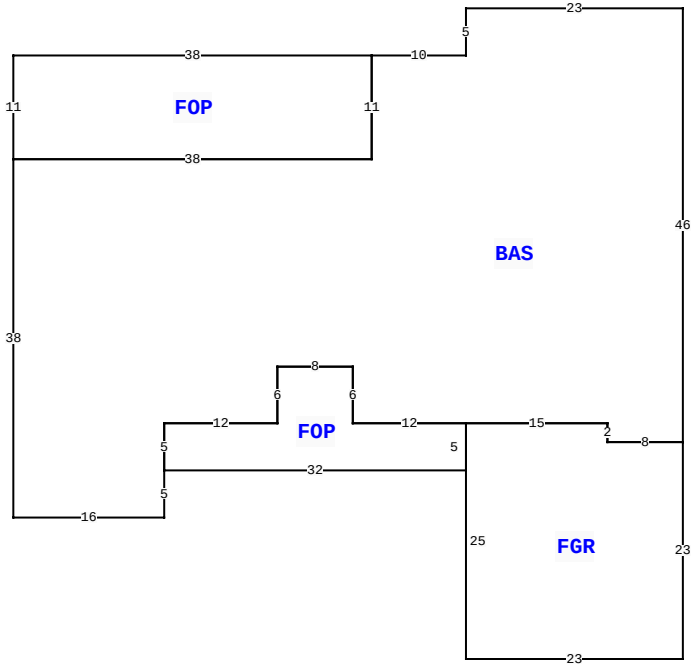
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,594	100		2,594	258,209
FGR	559	55		307	30,559
FOP	208	30		62	6,172
FOP	418	30		125	12,443
TOTALS	3,779			3,088	307,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,088	136.7360	153.14	472,896	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2594 HX Base Yr 2025



217 SW DRAGONFLY CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1,786.00	UT	1.50	1.50	100	1999	1999	3	100	2,679	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	14	140.00	UT	5.00	5.00	100	2017	2017	3	100	700	
4	0210	GARAGE U	0	100	0	0	1.00	UT	52,500.00	52,500.00	100	2025	2024		100	52,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		307,382
TOTAL MARKET OB/XF VALUE		57,079
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		399,461
SOH/AGL Deduction		148,356
ASSESSED VALUE		251,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,383
TOTAL JUST VALUE		399,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048183	Storage Building	70,000	09/18/2023
000043704	Solar Power Syste	35,550	02/14/2022
25975	POOL	405	07/02/2007
14552	SFR	415	09/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1274	5/02/2023	WD	Q	I	01	373,800
GRANTOR: MIRANDA ARTURO						
GRANTEE: NICHOL ROBERT J LIV						
1437/2069	5/14/2021	WD	Q	I	01	325,000
GRANTOR: ORDINARIO VINCENTE JR						
GRANTEE: MIRANDA ARTURO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S5 W10 FOP= W38 S11 E38 N11$ S11 W38 S38 E16 N5 FOP= E32 N5 W12 N6 W8 S6 W12 S5$ N5 E12 N6 E8 S6 E12 FGR= S25 E23 N23 W8 N2 W15$ E15 S2 E8 N46$.

LAND DESCRIPTION

TOTAL OB/XF 57,079

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	150.00	290.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/26/2024 BY JB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS