

LOT 18 CYPRESS LAKE PHASE 3.
801-028, WD 1112-2528, WD 1291-1

BASTABLE CAROLINE C
189 SW DRAGONFLY CT
LAKE CITY, FL 32024

2026

33-3S-16-02434-218

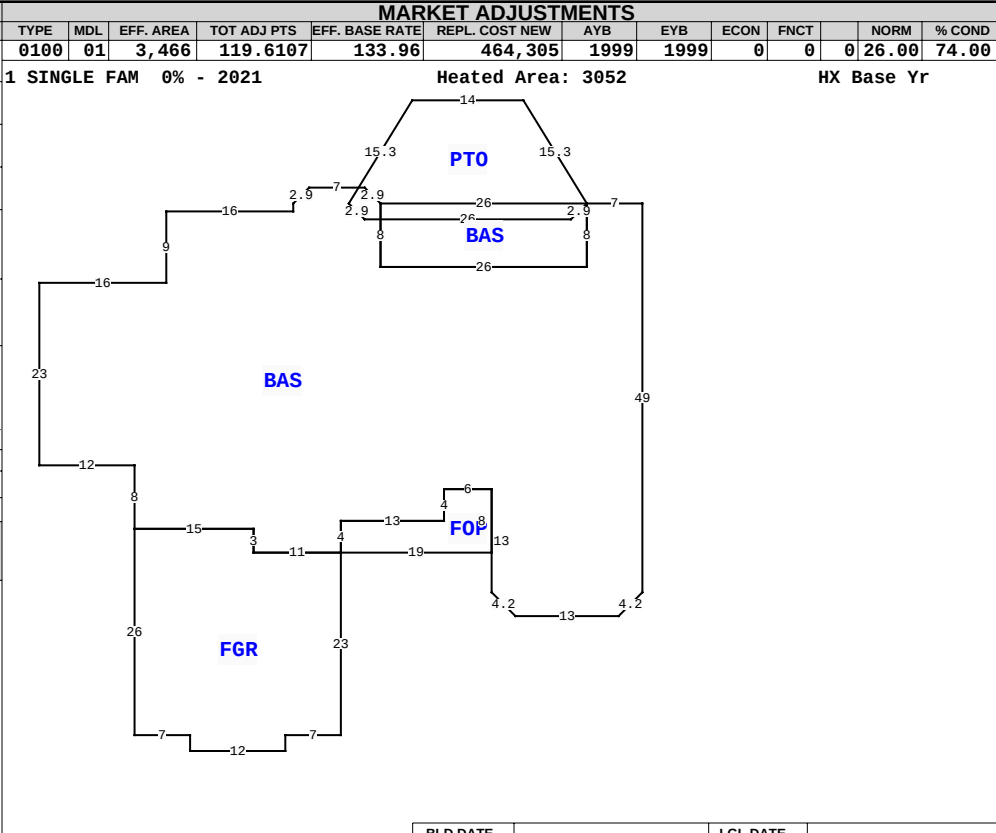
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		07 07			
DOR CODE		0100SINGLE 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	208	100		208	20,619
BAS	2,844	100		2,844	281,927
FGR	667	55		367	36,381
FOP	100	30		30	2,974
PTO	342	5		17	1,685

TOTALS	4,161			3,466	343,586
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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	0	0	0	1,856.00	UT	1.50
2	0258	PATIO	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-	1150.00	290.00	1.00



189 SW DRAGONFLY CT, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1999	1999	3	100	2,784	
100	2007	2007	3	100	1,200	
100	2017	2017	3	100	800	
100	2023	2022		100	1,200	

TOTAL OB/XF									
5,984									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		343,586	
TOTAL MARKET OB/XF VALUE		5,984	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		384,570	
SOH/AGL Deduction		0	
ASSESSED VALUE		384,570	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		384,570	
TOTAL JUST VALUE		384,570	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048536	Roof Replacement	26,500	10/30/2023
15330	SFR	465	04/02/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1530/1948	1/03/2025	WD	Q	I	01
GRANTOR: BASS CODY A					SALE PRICE
GRANTEE: BASTABLE CAROLINE C					
1405/1903	2/14/2020	WD	Q	I	01
GRANTOR: ROBBY E & KELLY M CRE					285,000
GRANTEE: CODY A BASS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W7 PTO= U13 L8 W14 L8 D13 R2 D2 E26 U2 R2 \$ BAS= W26 S8 E26 N8\$ S8 W26 N8 U2 L2 W7 L2 D2 S1 W16 S9 W16 S23 E12 S8 FGR= S26 E7 S2 E12 N2 E7 N23 W11 N3 W15\$ E15 S3 E11 FOP= E19 N8 W6 S4 W13 S4\$ N4 E13 N4 E6 S13 D3 R3 E13 R3 U3 N49\$.									