THE W1/2 OF N1/2 OF BLOCK 49 MAS

WD 1023-1691, WD 1068-2485, WD 1

VILLEGAS ROBERT P/MARINO-TUNON LEONOR M
206 SW CAVALRY PL
LAKE CITY, FL 32025

2027

22-5S-17-09340-056

BUILDING CHARACTERISTICS

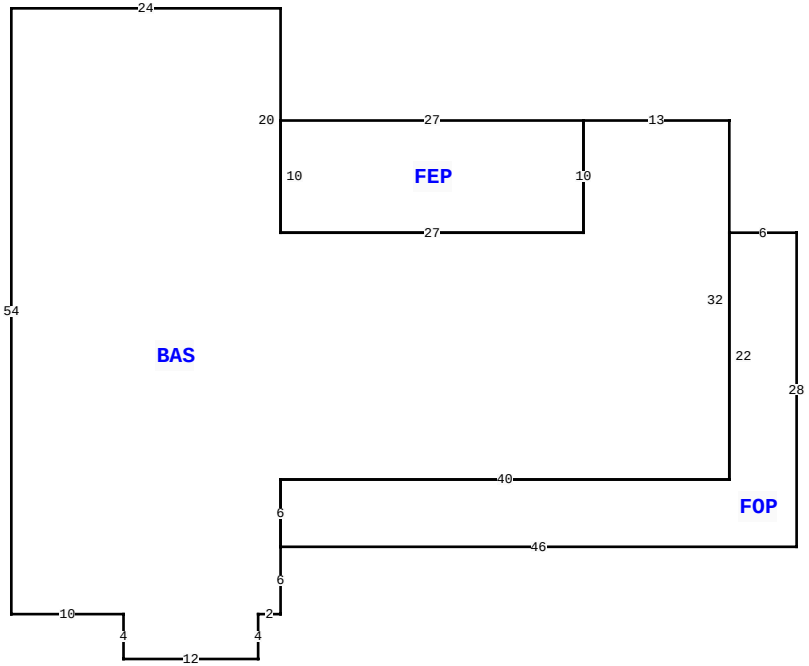
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	243,409
FEP	270	80		216	22,335
FOP	408	30		122	12,615
TOTALS	3,032			2,692	278,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	110.5920	121.65	327,482	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2025 Heated Area: 2354 HX Base Yr



206 SW CAVALRY PL, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	278,360
TOTAL MARKET OB/XF VALUE	29,095
TOTAL LAND VALUE - MARKET	15,624
TOTAL MARKET VALUE	323,079
SOH/AGL Deduction	0
ASSESSED VALUE	323,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,079
TOTAL JUST VALUE	323,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40570	STORAGE	0	09/22/2020
23996	SFR	674	12/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1486	7/31/2024	WD	Q	I	01	413,000
GRANTOR: DUMAS SANDY KAY						
GRANTEE: VILLEGAS ROBERT P						
1506/814	1/10/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: DUMAS SANDY KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S54 E10 S4 E12 N4 E2 N6 FOP= E46 N28 W6 S22 W40 S6$ N6 E40 N32 W13 FEP= W27 S10 E27 N10$ S10 W27 N20$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	0210	GARAGE U	0	0	30	54	1.00	UT	25,920.00	25,920.00	100	2021	2020		100	25,920	
4	0060	CARPORT F	0	0	15	30	1.00	UT	1,575.00	1,575.00	100	2021	2020		100	1,575	

LAND DESCRIPTION

TOTAL OB/XF 29,095

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	0		A-1	0.00	0.00	1.09	AC		1.00	1.00	0.80	18,000.00	14,400.00	15,624							

REVIEW DATE 01/09/2025 BY TP Total Acres: 1.09 Total Land Value: 15,624 Market: 0 Agricultural: 0 Common: 15,624 PRINTED 11/17/2026 BY SYS