LOT 12 MAGNOLIA PLACE S/D.

WD 1021-1448, QC 1203-1307, WD 1

REYNOLDS EDWARD G/REYNOLDS NINA C
154 SW CYPRESSWOOD WAY
LAKE CITY, FL 32025

2027

27-5S-17-09415-112

BUILDING CHARACTERISTICS

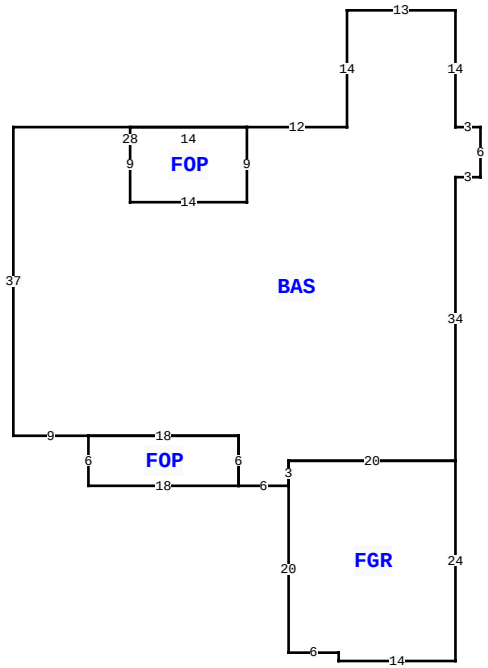
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100		2,257	312,699
FGR	474	55		261	36,161
FOP	108	30		32	4,433
FOP	126	30		38	5,265
TOTALS	2,965			2,588	358,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	133.9954	147.39	381,445	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2257 HX Base Yr 2021



154 SW CYPRESSWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0031	BARN,MT AE	0	100	36	30	1,080.00	UT	10.00	10.00	100	2019	2019	3	100	10,800	
2	0252	LEAN-TO W/	0	100	30	12	360.00	UT	1.50	1.50	100	2019	2019	3	100	540	
3	0166	CONC,PAVMT	0	100	30	24	720.00	UT	2.25	2.25	100	2019	2019	3	100	1,620	
4	0030	BARN,MT	0	100	30	42	1.00	UT	11,340.00	11,340.00	100	2021	2020		100	11,340	
5	0210	GARAGE U	0	100	20	40	1.00	UT	12,800.00	12,800.00	100	2021	2020		100	12,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	358,558
TOTAL MARKET OB/XF VALUE	37,100
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	460,658
SOH/AGL Deduction	123,177
ASSESSED VALUE	337,481
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	286,070
TOTAL JUST VALUE	460,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40922	STORAGE	0	11/19/2020
37302	SFR	1,009	10/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2482	6/19/2020	WD	Q	I	01	361,500
GRANTOR: ANTHONY R & BRANDI N						
GRANTEE: EDWARD G & NINA C R						
1365/0526	7/12/2018	WD	Q	V	01	30,000
GRANTOR: JOYCE GREESOM						
GRANTEE: ANTHONY R & BRANDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S37 E9 FOP= S6 E18 N6 W18$ E18 S6 E6 FGR= S20 E6 S1 E14 N24 W20 S3$ N3 E20 N34 E3 N6 W3 N14 W13 S14 W12 FOP= S9 W14 N9E14$ W28$.

LAND DESCRIPTION

TOTAL OB/XF 37,100

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/03/2021 BY BC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS