LOT 16 MAGNOLIA PLACE S/D.

WD 1027-1840, CT 1158-1940, WD 1

GAUDETTE STEPHEN THOMAS/HERRICK KATHLEEN MARIE
354 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2027

27-5S-17-09415-116

BUILDING CHARACTERISTICS

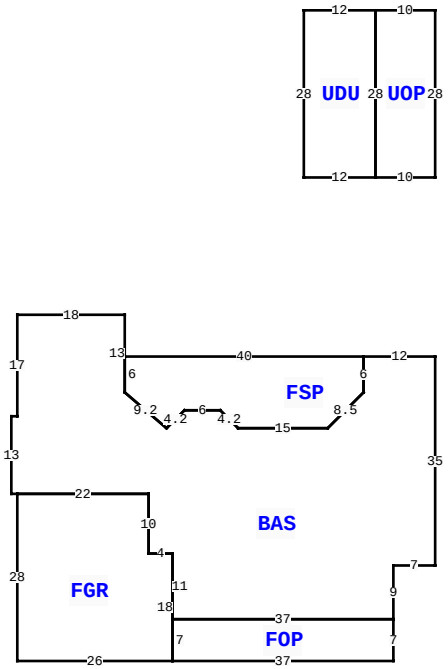
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,236	100		2,236	265,352
FGR	688	55		378	44,859
FOP	259	30		78	9,257
FSP	414	40		166	19,699
UDU	336	55		185	21,955
UOP	280	20		56	6,646
TOTALS	4,213			3,099	367,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,099	121.2200	133.34	413,221	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2022 Heated Area: 2236 HX Base Yr 2022



354 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0280	POOL R/CON	0	100	11	23	253.00	UT	70.00	70.00	100	2014	2014	3	76	13,460	
3	0169	FENCE/WOOD	0	100	0	0	224.00	UT	10.50	10.50	100	2014	2014	3	100	2,352	
4	0166	CONC,PAVMT	0	100	0	0	2,206.00	UT	2.00	2.00	100	2014	2014	3	100	4,412	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		367,767
TOTAL MARKET OB/XF VALUE		22,624
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		455,391
SOH/AGL Deduction		150,345
ASSESSED VALUE		305,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,635
TOTAL JUST VALUE		455,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31973	POOL	175	05/20/2014
31663	GARAGE	206	12/26/2013
31525	SFR	1,051	10/16/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/747	12/11/2025	LE	U	I	14	100
GRANTOR: GAUDETTE STEPHEN THOM						
GRANTEE: GAUDETTE STEPHEN TH						
1446/1588	8/25/2021	WD	U	I	11	100
GRANTOR: HERRICK KATHLEED MARI						
GRANTEE: GAUDETTE STEPHEN TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W40 S6 D6 R7 R3 U3 E6 D3 R3 E15 R6 U6 N6$ S6 D6 L6 W15 L3 U3 W6 D3 L3 L7 U6 N13 W18 S17 W1 S13 E1 FGR= S28 E26 N18 W4 N10 W22$ E22 S10 E4 S11 FOP= S7 E37 N7 W37$ E37 N9 E7 N35$ PTR= N30 UOP= N28 W10 UDU= W12 S28 E12 N28$ S28 E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 22,624

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 09/05/2017 BY DF Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS