LOT 18 MAGNOLIA PLACE S/D
WD 1018-1239.

CONGDON CHRISTOPHER J/CONGDON ELIZABETH R
285 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2027

27-5S-17-09415-118

BUILDING CHARACTERISTICS

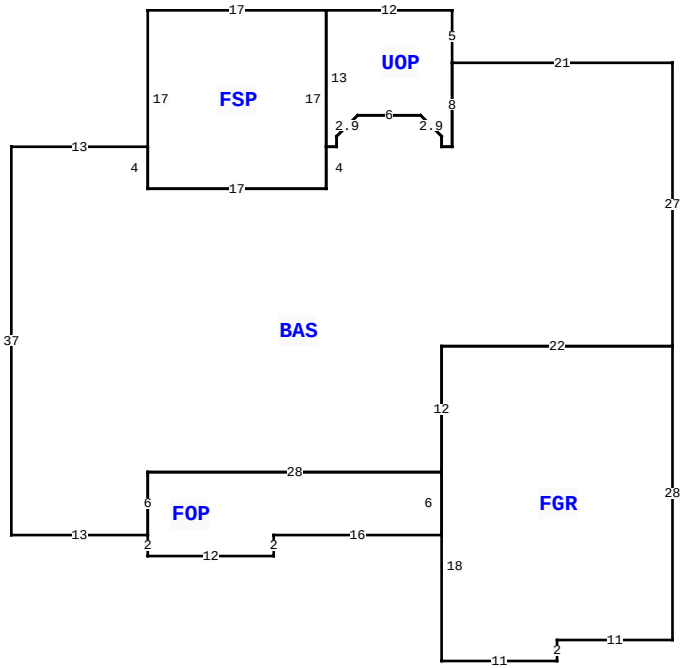
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	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	1,893	100		1,893	205,110
FGR	638	55		351	38,031
FOP	192	30		58	6,285
FSP	289	40		116	12,569
UOP	130	20		26	2,817
TOTALS	3,142			2,444	264,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	123.1318	135.44	331,015	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1893 HX Base Yr 2006



285 SW CYPRESSWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	264,812
TOTAL MARKET OB/XF VALUE	13,575
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	343,387
SOH/AGL Deduction	106,594
ASSESSED VALUE	236,793
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	180,382
TOTAL JUST VALUE	343,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051139	Roof Replacement	49,901	10/17/2024
31277	STORAGE	110	07/24/2013
22420	SFR	605	10/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/1239	6/11/2004	WD	Q	V		44,000

GRANTOR: GLENN FARMS INC

GRANTEE: CONGDON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N5 W12 FSP= W17 S17 E17 N17$ S13 E1 N1 R2 U2 E6 D2 R2 S1 E1 N8$ S8 W1 N1 L2 U2 W6 D2 L2 S1 W1 S4 W17 N4 W13 S37 E13 FOP= S2 E12 N2 E16 N6 W28 S6$ N6 E28 FGR= S18 E11 N2 E11 N28 W22 S12$ N12 E22 N27$.

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	3,270.00	UT	2.50	2.50	100	2005	2005	3	100	8,175	
2	0031	BARN,MT AE	0	100	20	30	600.00	UT	9.00	9.00	100	2014	2014	3	100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 13,575

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 12/09/2024 BY JS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS