LOT 20 MAGNOLIA PLACE S/D.

WD 1017-1253, WD 1033-2923, WD 1

STEADMAN ROY MARSHALL/STEADMAN CHRISTINA DIANE
143 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2027

27-5S-17-09415-120

BUILDING CHARACTERISTICS

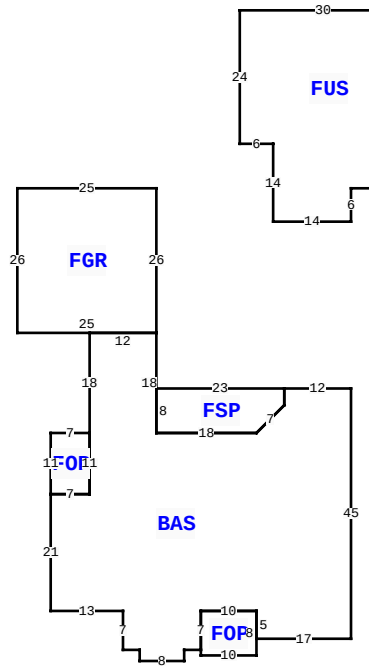
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,175	100		2,175	251,970
FGR	650	55		358	41,474
FOP	77	30		23	2,665
FOP	80	30		24	2,780
FSP	172	40		69	7,994
FUS	996	100		996	115,385
TOTALS	4,150			3,645	422,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,645	131.6411	144.81	527,832	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2018 Heated Area: 3171 HX Base Yr 2018



143 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	0166	CONC,PAVMT	0	100	0	0	1,344.00	UT	2.50	2.50	100	2005	2005	3	100	3,360	
2	0280	POOL R/CON	0	100	13	26	338.00	UT	70.00	70.00	100	2006	2006	3	51	12,067	
3	0282	POOL ENCL	0	100	34	44	1,496.00	UT	15.00	15.00	100	2006	2006	3	40	8,976	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	422,266
TOTAL MARKET OB/XF VALUE	25,603
TOTAL LAND VALUE - MARKET	68,250
TOTAL MARKET VALUE	516,119
SOH/AGL Deduction	161,019
ASSESSED VALUE	355,100
TOTAL EXEMPTION VALUE	HX HB 13 355,100
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	516,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054044	Roof Replacement	40,000	09/12/2025
25037	POOL ENCL	100	09/28/2006
24442	POOL	150	04/27/2006
23478	POOL	140	08/10/2005
22787	SFR	890	02/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1515	8/17/2017	WD	U	I	11	100
GRANTOR: ROY MARSHALL & CHRIST						
GRANTEE: ROY MARSHALL & CHRI						
1342/2329	8/17/2017	WD	Q	I	01	320,000
GRANTOR: ABRAHAM I & PAMELA PA						
GRANTEE: ROY MARSHALL STEADM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W23 S8 E18 R5 U5 N3$ S3 D5 L5 W18 N18 FGR= N26 W25 S26 E25$ W12 S18 FOP= W7 S11 E7 N11$ S11 W7 S21 E13 S7 E3 S2 E8 N2 E3 FOP= S1 E10 N8 W10 S7$ N7 E10 S5 E17 N45$ PTR= N30 FUS= N6 E10 N32 W30 S24 E6 S14 E14$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 25,603

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	1.05	65,000.00	68,250.00	68,250							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 5.01 Total Land Value: 68,250 Market: 0 Agricultural: 0 Common: 68,250 PRINTED 11/16/2026 BY SYS