LOT 14 BLOCK A CYPRESS LAKE S/D.
821-425, 939-834, WD 1424-1505,

CALDWELL PATRICIA A
P O BOX 2843
LAKE CITY, FL 32056

2027

33-3S-16-02434-014

BUILDING CHARACTERISTICS

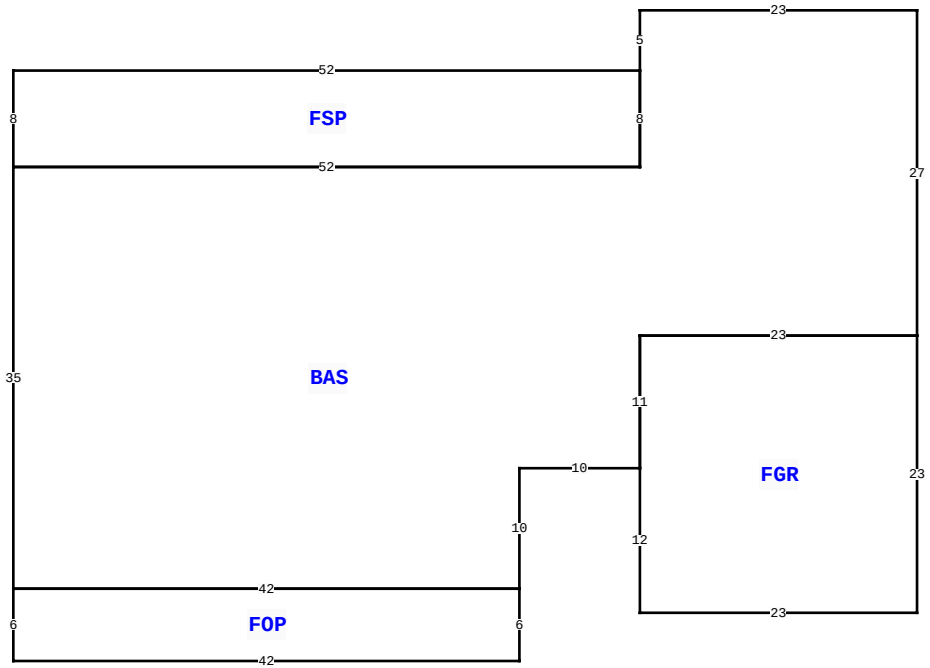
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC		33316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,341	100		2,341	229,760
FGR	529	55		291	28,561
FOP	252	30		76	7,459
FSP	416	40		166	16,292
TOTALS	3,538			2,874	282,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,874	126.9730	139.67	401,412	1996	1996	0	0	0	29.73	70.27

1 SINGLE FAM 100% - 2022 Heated Area: 2341 HX Base Yr 2022



169 SW WOOD DUCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	2,628.00	UT	1.50	1.50	100	1996	1996	3	100	3,942	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,072
TOTAL MARKET OB/XF VALUE		5,942
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		323,014
SOH/AGL Deduction		44,639
ASSESSED VALUE		278,375
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		221,964
TOTAL JUST VALUE		323,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052357	Roof Replacement	29,600	02/17/2025
31634	MAINT/ALTR	95	12/09/2013
11207	SFR	365	05/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1505	11/19/2020	WD	Q	I	01	315,000
GRANTOR: LARRY D & DEBORAH D P						
GRANTEE: PATRICIA A CALDWELL						
0939/0834	11/06/2001	WD	Q	I		173,900
GRANTOR: GARY L RUSS						
GRANTEE: LARRY D & DEBORAH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S5 FSP= W52 S8 E52 N8$ S8 W52 S35 FOP= S6 E42 N6W42$ E42 N10 E10 FGR= S12 E23N23 W23 S11$ N11 E23 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,942

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		RSF-1	124.00	310.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2025 BY chuck Total Acres: 0.88 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS