LOT 15 BLOCK A CYPRESS LAKE S/D.
ORB 961-2265.

CADET JEAN FELERT/CADET MARIE C
P O BOX 2204
LAKE CITY, FL 32056

2027

33-3S-16-02434-015

BUILDING CHARACTERISTICS

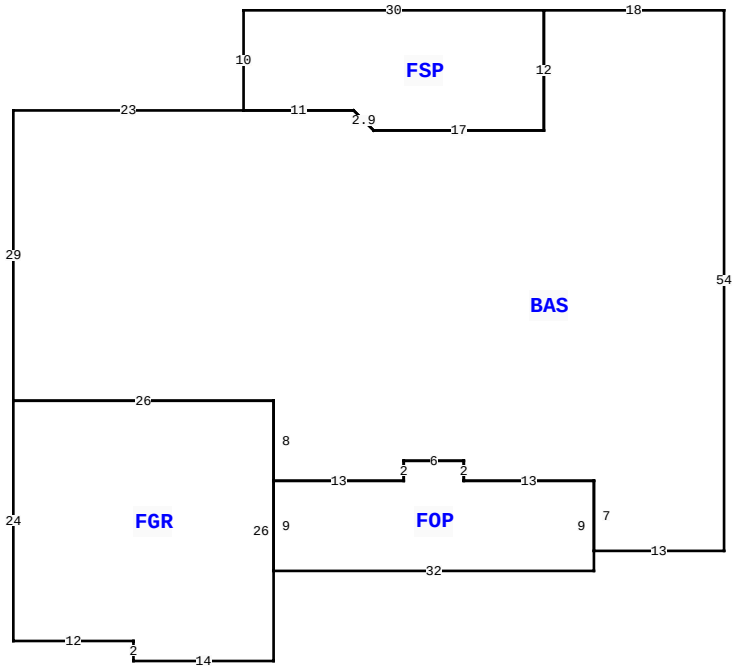
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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 06
NEIGHBORHOOD/LOC	33316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100		2,642	274,944
FGR	652	55		359	37,360
FOP	300	30		90	9,366
FSP	336	40		134	13,945
TOTALS	3,930			3,225	335,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,225	128.8936	141.78	457,240	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2007 Heated Area: 2642 HX Base Yr 2007



170 SW WOOD DUCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	335,614
TOTAL MARKET OB/XF VALUE	23,684
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	387,298
SOH/AGL Deduction	87,498
ASSESSED VALUE	299,800
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	248,389
TOTAL JUST VALUE	387,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,406

LAND:1:1: 2.23 AC. (LOW AREA)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053497	Roof Replacement	25,400	07/01/2025
25678	POOL	150	03/29/2007
23360	SFR	789	07/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0961/2265	8/30/2002	WD	Q	V		21,500

GRANTOR: R COLE & D CRAPPS CYP

GRANTEE: DR JEAN-FELERT & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S29 FGR= S24 E12 S2 E14 N26 W26$ E26 S8 FOP= S9 E32 N9 W13 N2 W6 S2 W13$ E13 N2 E6 S2 E13 S7 E13 N54 W18 FSP= W30 S10 E11 D2 R2 E17 N12$ S12 W17 L2 U2 W11$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,939.00	UT	2.50	2.50	100	2006	2006	3	100	4,848	
3	0280	POOL R/CON	0	100	0	0	402.00	UT	56.00	56.00	100	2007	2007	3	54	12,156	
4	0282	POOL ENCL	0	100	25	39	975.00	UT	12.00	12.00	100	2007	2007	3	40	4,680	

LAND DESCRIPTION

TOTAL OB/XF 23,684

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/21/2025 BY chuck Total Acres: 2.29 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS