LOT 5 CYPRESS LAKE PHASE 2.

ORB 725-93, 755-1355, WD 1191-26

WOODWARD CASILDA
122 SW DRAGONFLY CT
LAKE CITY, FL 32024-3674

2027

33-3S-16-02434-105

BUILDING CHARACTERISTICS

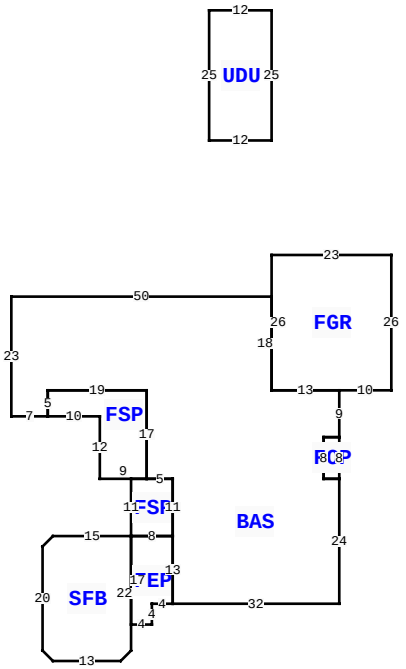
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,308	100		2,308	170,747
FEP	120	80		96	7,102
FGR	598	55		329	24,340
FOP	24	30		7	518
FSP	88	40		35	2,589
FSP	203	40		81	5,992
SFB	402	80		322	23,822
UDU	300	55		165	12,207
TOTALS	4,043			3,343	247,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,343	122.2782	134.51	449,667	1992	1992	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 2710 HX Base Yr 2025



122 SW DRAGONFLY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	247,317
TOTAL MARKET OB/XF VALUE	10,444
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	292,761
SOH/AGL Deduction	0
ASSESSED VALUE	292,761
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	241,350
TOTAL JUST VALUE	292,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,247

PRMT:2:1: COVER FOR POOL

LAND:1:1: 0.98 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10699	REMODEL	70	01/01/1996
10592	POOL	85	12/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0166	4/10/2012	WD	Q	I	01	165,000
GRANTOR: MARCELLE BEDENBAUGH						
GRANTEE: CASILDA WOODWARD						
1191/2608	4/02/2010	WD	U	I	11	100
GRANTOR: GEORGE W COX & MARCEL						
GRANTEE: MARCELLE BEDENBAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S23 E7 FSP= N5 E19 S17 W9 N12 W10$ N5 E19 S17 FSP= E5 S11 W8 N11 E3$E5 S11 FEP= W8 SFB= W15 L2 D2 S20 D2 R2 E13 R2 U2 N22$ S17 E4 N4 E4 N13$ S13 E32 N24 FOP= N8 W3 S8 E3$ W3 N8 E3 N9FGR= E10 N26 W23 S26 E13$ W13N18$ PTR= N30 UDU= N25 W12 S25 E12$ S30$.

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	150	16	2,400.00	UT	1.40	1.40	100	0	0	3	100	3,360	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
4	0280	POOL R/CON	0	100	16	8	128.00	UT	70.00	70.00	100	1996	1996	3	40	3,584	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	350	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 10,444

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	200.00	215.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY JB Total Acres: 0.99 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS