LOT 9 CYPRESS LAKE PHASE 3

773-125, 807-1323, WD 1471-1045,

TENORIO MELINDA C/MIRANDA ARTURO
166 SW DRAGONFLY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-209

BUILDING CHARACTERISTICS

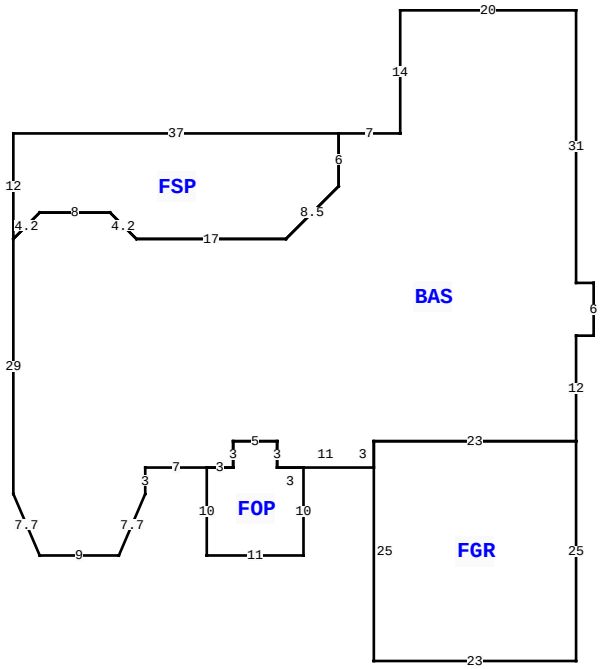
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,376	100		2,376	238,354
FGR	575	55		316	31,700
FOP	125	30		38	3,812
FSP	393	40		157	15,750
TOTALS	3,469			2,887	289,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,887	130.2807	143.31	413,736	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 2376 HX Base Yr 2023



166 SW DRAGONFLY CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	1,856.00	UT	1.50	1.50	100	1995	1995	3	100	2,784	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1,244.00	UT	1.50	1.50	100	1996	1996	3	100	1,866	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		289,615
TOTAL MARKET OB/XF VALUE		29,786
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		354,401
SOH/AGL Deduction		47,355
ASSESSED VALUE		307,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,635
TOTAL JUST VALUE		354,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056615	Storage Building	22,000	09/18/2026
11136	POOL	160	05/12/1996
9310	SFR	380	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1045	7/15/2022	WD	Q	I	01	420,000
GRANTOR: BUSCH ROBERT G						
GRANTEE: TENORIO MELINDA C						
0807/1323	6/28/1995	WD	Q	I		147,500
GRANTOR: VERONICA S WILLIAMS						
GRANTEE: ROBERT G BUSCH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= S6 D6 L6 W17 U3 L3 W8 L3 D3 N12 E37$ BAS= S6 D6 L6 W17 U3 L3 W8 L3 D3 S29 D7 R3 E9 R3 U7 N3 E7 FOP= S10 E11 N10 W3 N3 W5 S3 W3$ E3 N3 E5 S3 E11 N3 E23 FGR= S25 W23 N25 E23$ N12 E2 N6 W2 N31 W20 S14 W7$.

LAND DESCRIPTION

TOTAL OB/XF 29,786

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	210.00	200.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY KS Total Acres: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS