LOT 10 CYPRESS LAKE PHASE 3.

773-125, 801-2099, 889-990, 937-

ZARRELLA JOHN J/ZARRELLA LORRAINE L
208 SW DRAGON FLY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-210

BUILDING CHARACTERISTICS

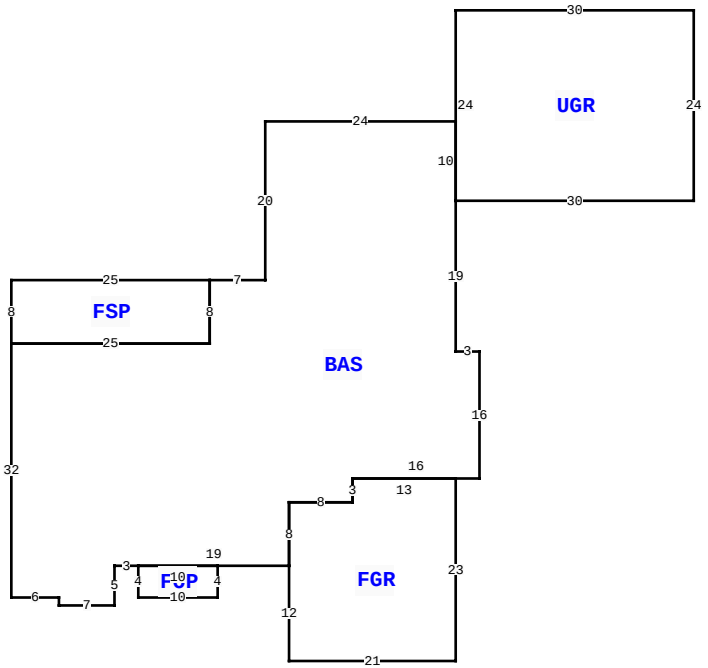
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,196	100		2,196	208,137
FGR	459	55		252	23,885
FOP	40	30		12	1,138
FSP	200	40		80	7,582
UGR	720	45		324	30,709
TOTALS	3,615			2,864	271,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,864	123.0900	135.40	387,786	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2002 Heated Area: 2196 HX Base Yr 2002



208 SW DRAGONFLY 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
2	0166	CONC,PAVMT	0	100	0	0	708.00	UT	1.50	1.50	100	1995	1995	3	100	1,062	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1,602.00	UT	1.50	1.50	100	1995	1995	3	100	2,403	
5	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
6	0166	CONC,PAVMT	0	100	15	30	450.00	UT	2.25	2.25	100	2010	2010	3	100	1,013	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,450
TOTAL MARKET OB/XF VALUE		28,714
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,164
SOH/AGL Deduction		88,723
ASSESSED VALUE		246,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,030
TOTAL JUST VALUE		335,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28483	GARAGE	237	04/13/2010
8592	SFR	65,000	07/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2335	2/05/2025	LE	U	I	14	100
GRANTOR: ZARRELLA JOHN J						
GRANTEE: ZARRELLA JOHN J (EN						
0889/0990	9/30/1999	WD	Q	I		166,000
GRANTOR: MENENDEZ						
GRANTEE: ROBERTSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S20 W7 FSP= W25 S8 E25 N8$ S8 W25 S32 E6 S1 E7 N5E3 FOP= S4 E10 N4 W10$ E19 FGR= S12 E21 N23 W13 S3 W8 S8$ N8 E8 N3 E16 N16 W3 N19 UGR= E30 N24 W30 S24$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 28,714

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	226.00	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: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS