LOT 11 CYPRESS LAKE PHASE 3.

ORB 772-1117, 791-1032, 859-811,

QUINONES LUISA M/QUINONES JUAN A
248 SW DRAGONFLY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-211

BUILDING CHARACTERISTICS

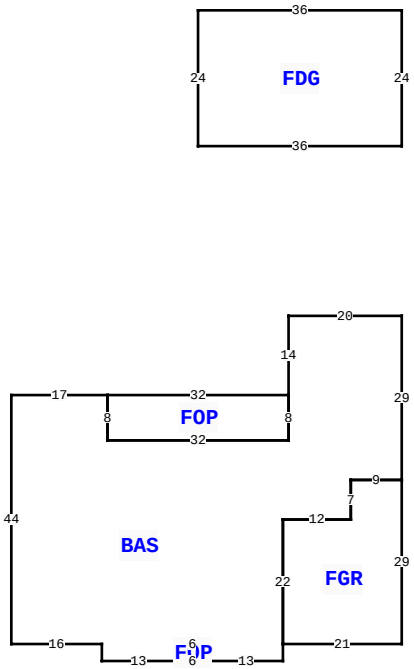
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,613	100		2,613	232,890
FDG	864	60		518	46,168
FGR	525	55		289	25,758
FOP	18	30		5	446
FOP	256	30		77	6,863
TOTALS	4,276			3,502	312,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,502	120.5710	132.63	464,470	1993	1993	0	0	0	32.80	67.20

1 SINGLE FAM 100% - 2010 Heated Area: 2613 HX Base Yr 2010



248 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	312,124
TOTAL MARKET OB/XF VALUE	4,592
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	351,716
SOH/AGL Deduction	93,965
ASSESSED VALUE	257,751
TOTAL EXEMPTION VALUE	HX HB 13 257,751
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	351,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053820	Remodel	30,000	08/12/2025
20035	GARAGE	150	10/11/2002
6942	SFR	300	03/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/2687	12/15/2009	WD	Q	I	01	272,600
GRANTOR: VELMA M KIRCHNER (IND						
GRANTEE: LUISA M & JUAN A QU						
1184/2311	11/06/2009	QC	U	I	11	100
GRANTOR: CRAIG ROBERT KIRCHNER						
GRANTEE: VELMA M KIRCHNER (U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S14 FOP= W32 S8 E32 N8$ S8 W32 N8 W17 S44 E16 S3 E13 FOP= E6 N3 W6 S3$ N3 E6 S3 E13 N3 FGR= E21 N29 W9S7 W12 S22$ N22 E12 N7 E9 N29$ PTR= N30 FDG= N24 W36 S24 E36$ 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,377.00	UT	0.70	0.70	100	1993	1993	3	100	1,664	
3	0166	CONC,PAVMT	0	100	24	36	864.00	UT	2.00	2.00	100	2003	2003	3	100	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,592

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	218.00	200.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/20/2026 BY robin Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS