LOT 13 CYPRESS LAKE PHASE 3.

771-519, 817-935, 899-664, 899-1

CORN CHERYL DENISE
314 SW DRAGONFLY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-213

BUILDING CHARACTERISTICS

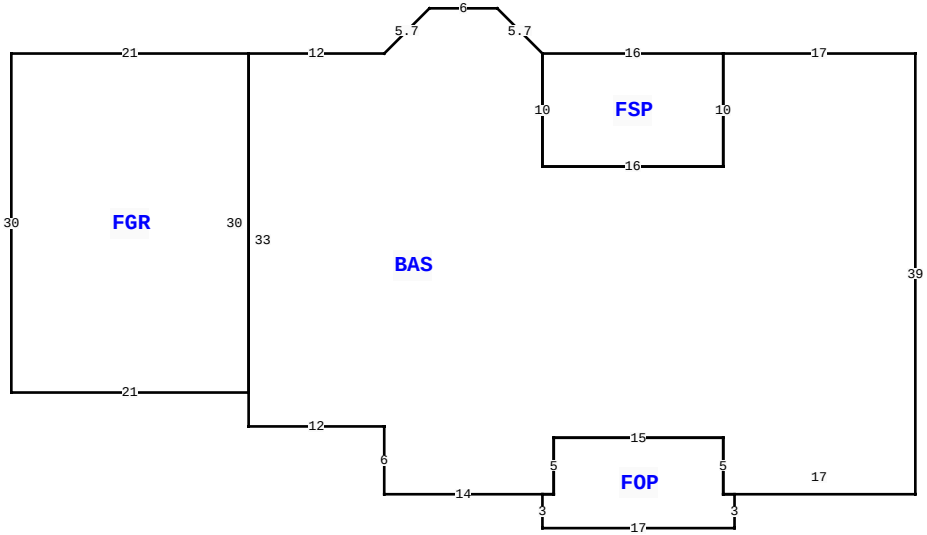
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,034	100		2,034	207,712
FGR	630	55		346	35,334
FOP	126	30		38	3,881
FSP	160	40		64	6,536
TOTALS	2,950			2,482	253,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	125.4528	138.00	342,516	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 50% - 2021 Heated Area: 2034 HX Base Yr 2018



314 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		253,462
TOTAL MARKET OB/XF VALUE		3,960
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		292,422
SOH/AGL Deduction		24,425
ASSESSED VALUE		267,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,586
TOTAL JUST VALUE		292,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043397	Roof Replacement	21,943	12/16/2021
15580	SFR	330	05/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1080	7/07/2021	QC	U	I	11	100
GRANTOR: KIRKLAND JOSHUA ANDRE						
GRANTEE: CORN CHERYL D						
1346/1926	10/20/2017	WD	U	I	16	16,800
GRANTOR: CHERYL DENISE CORN &						
GRANTEE: CHERYL DENISE CORN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FGR= W21 S30 E21 N30$ S33 E12 S6 E14 FOP= S3 E17 N3 W1 N5 W15 S5 W1$ E1 N5 E15 S5 E17 N39 W17 FSP= W16 S10 E16 N10$ S10 W16 N10 U4 L4 W6 L4 D4 $.

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	50	0	0	2,640.00	UT	1.50	1.50	100	1999	1999	3	100	3,960	

LAND DESCRIPTION

TOTAL OB/XF 3,960

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	50		RSF-1	216.00	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 JB Total Acres: 0.99 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS