LOT 15 CYPRESS LAKE PHASE 3.
ORB 801-028, 819-1868

PAPHIDES BRIAN M/PAPHIDES LAURA T
285 SW DRAGONFLY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-215

BUILDING CHARACTERISTICS

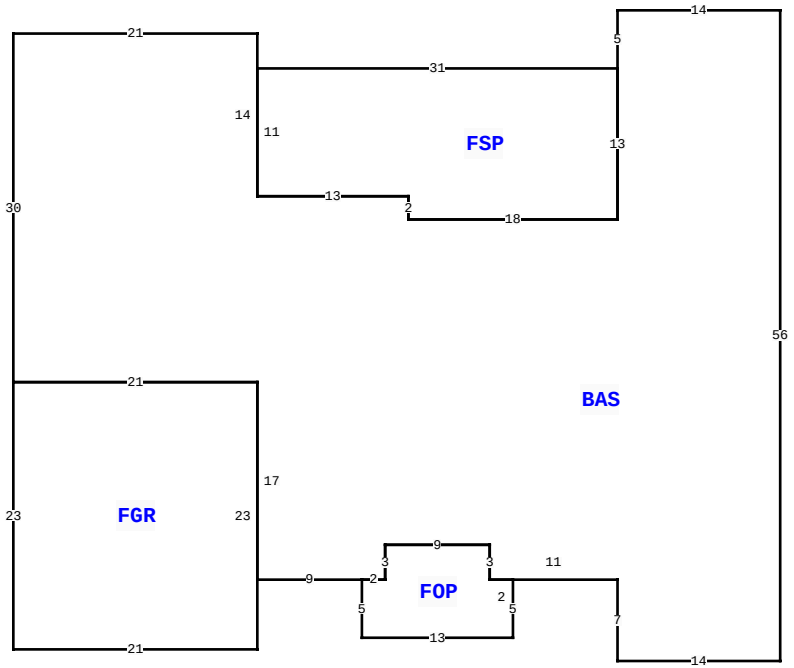
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,374	100		2,374	229,378
FGR	483	55		266	25,701
FOP	92	30		28	2,706
FSP	377	40		151	14,590
TOTALS	3,326			2,819	272,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,819	125.4792	138.03	389,107	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 1997 Heated Area: 2374 HX Base Yr 1997



285 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,831.00	UT	1.50	1.50	100	1995	1995	3	100	2,747	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1995	1995	3	100	1,440	
4	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00	70.00	100	2004	2004	3	43	11,197	
5	0282	POOL ENCL	0	100	27	44	1,188.00	UT	15.00	15.00	100	2004	2004	3	40	7,128	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		272,375
TOTAL MARKET OB/XF VALUE		25,212
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		332,587
SOH/AGL Deduction		92,279
ASSESSED VALUE		240,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,897
TOTAL JUST VALUE		332,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32204	MAINT/ALTR	0	08/12/2014
21237	POOL	130	11/04/2003
9836	SFR	385	06/14/1995
6955	SFR	44,000	03/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/1868	3/29/1996	WD	Q	I		149,500
GRANTOR: VERONICA WILLIAMS						
GRANTEE: BRIAN M & LAURA T P						
0801/0028	1/25/1995	WD	U	V	35	75,000
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: VERONICA S WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S5 FSP= W31 S11 E13S2 E18 N13$ S13 W18 N2 W13 N14W21 S30 FGR= S23 E21 N23 W21$E21 S17 E9 FOP= S5 E13 N5 W2 N3 W9 S3 W2$ E2 N3 E9 S3 E11 S7 E14 N56$.

LAND DESCRIPTION

TOTAL OB/XF 25,212

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	150.00	290.00	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: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS