LOT 18 CYPRESS LAKE PHASE 3.
801-028, WD 1112-2528, WD 1291-1

BASTABLE CAROLINE C
189 SW DRAGONFLY CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-218

BUILDING CHARACTERISTICS

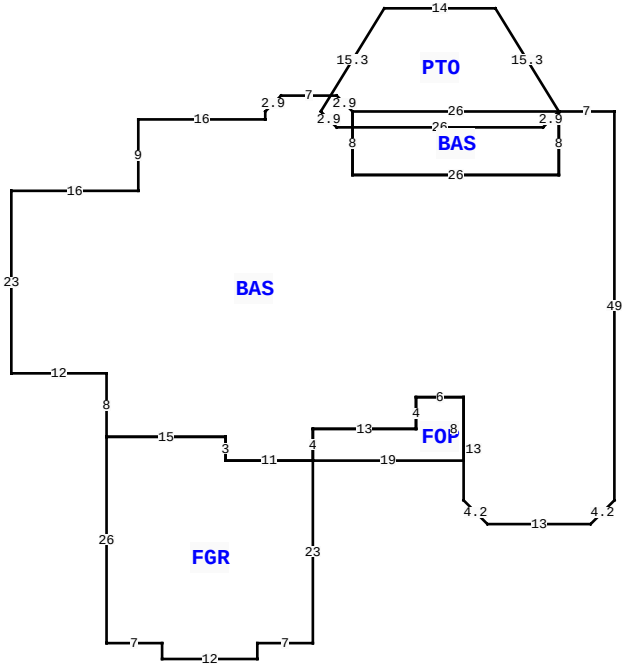
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	208	100		208	20,252
BAS	2,844	100		2,844	276,897
FGR	667	55		367	35,732
FOP	100	30		30	2,921
PTO	342	5		17	1,655
TOTALS	4,161			3,466	337,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,466	119.6107	131.57	456,022	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 2026 Heated Area: 3052 HX Base Yr



189 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	0166	CONC,PAVMT	0	0	0	0	1,856.00	UT	1.50	1.50	100	1999	1999	3	100	2,784	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	337,456
TOTAL MARKET OB/XF VALUE	5,984
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	378,440
SOH/AGL Deduction	0
ASSESSED VALUE	378,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,440
TOTAL JUST VALUE	378,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048536	Roof Replacement	26,500	10/30/2023
15330	SFR	465	04/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1530/1948	1/03/2025	WD	Q	I	01	444,000
GRANTOR: BASS CODY A						
GRANTEE: BASTABLE CAROLINE C						
1405/1903	2/14/2020	WD	Q	I	01	285,000
GRANTOR: ROBBY E & KELLY M CRE						
GRANTEE: CODY A BASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= U13 L8 W14 L8 D13 R2 D2 E26 U2 R2 $ BAS= W26 S8 E26 N8$ S8 W26 N8 U2 L2 W7 L2 D2 S1 W16 S9 W16 S23 E12 S8 FGR= S26 E7 S2 E12 N2 E7 N23 W11 N3 W15$ E15 S3 E11 FOP= E19 N8 W6 S4 W13 S4$ N4 E13 N4 E6 S13 D3 R3 E13 R3 U3 N49$.

LAND DESCRIPTION

TOTAL OB/XF 5,984

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	0		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 02/12/2025 BY TP Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS