LOT 5 CYPRESS LANDING S/D.
WD 1038-2123, WD 1080-1144, WD 1

OU FAN L/XIAO LIN Z
919 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

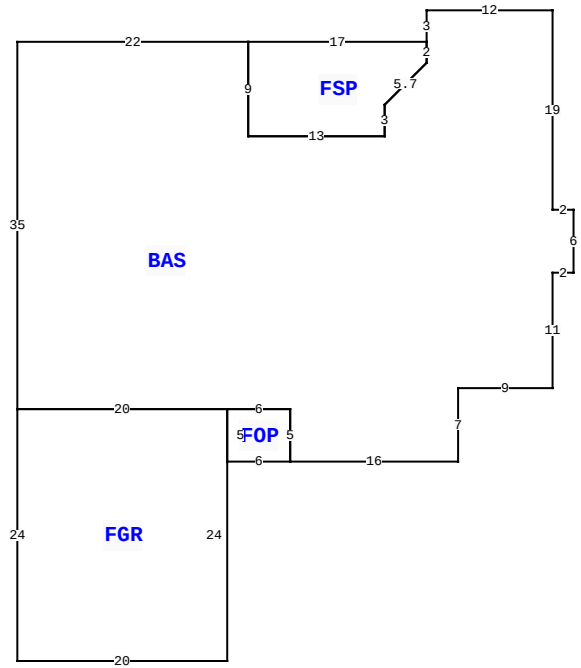
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	187,308
FGR	480	55		264	28,064
FOP	30	30		9	957
FSP	133	40		53	5,634
TOTALS	2,405			2,088	221,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	117.1760	131.24	274,029	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2015 Heated Area: 1762 HX Base Yr 2015



919 SW JAGUAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		221,963
TOTAL MARKET OB/XF VALUE		2,423
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		246,886
SOH/AGL Deduction		90,286
ASSESSED VALUE		156,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,878
TOTAL JUST VALUE		246,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3423	SFR	554	09/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/0017	12/09/2014	WD	Q	I	01	141,000
GRANTOR: SIMONE GRIFFIN						
GRANTEE: FAN L OU & LIN Z XI						
1222/0822	9/28/2011	WD	Q	I	01	139,000
GRANTOR: JUDY L HAYES						
GRANTEE: SIMONE GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S3 FSP= W17 S9 E13 N3 R4 U4 N2$ S2 D4 L4 S3 W13 N9 W22 S35 FGR= S24 E20 N24 W20$ E20 FOP= S5 E6 N5 W6$ E6 S5 E16 N7 E9 N11 E2 N6 W2 N19 $.

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	100	0	0	689.00	UT	2.50	2.50	100	2006	2006	3	100	1,723	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,423

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS