LOT 6 CYPRESS LANDING S/D

935-2018, CT 1217-1529, WD 1222-

FORD CHE'RE N
933 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

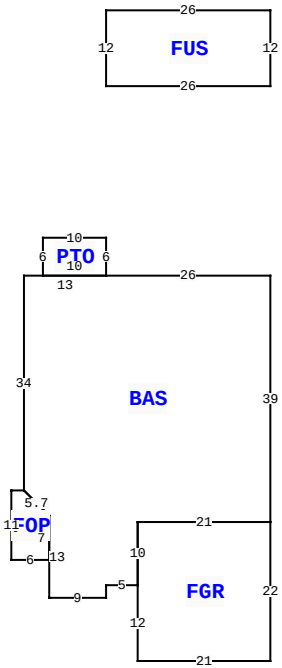
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,667	100		1,667	158,754
FGR	462	55		254	24,189
FOP	58	30		17	1,619
FUS	312	100		312	29,713
PTO	60	5		3	285
TOTALS	2,559			2,253	214,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	115.2942	129.13	290,930	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2013 Heated Area: 1979 HX Base Yr 2013



933 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		214,561
TOTAL MARKET OB/XF VALUE		877
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		237,938
SOH/AGL Deduction		82,658
ASSESSED VALUE		155,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,558
TOTAL JUST VALUE		237,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1864	SFR	379	07/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/0934	12/04/2017	QC	U	I	11	100
GRANTOR: CHE'RE N FORD-LOFTON						
GRANTEE: CHE'RE N FORD-LOFTO						
1222/1976	10/06/2011	WD	U	I	12	90,000
GRANTOR: COMPASS BANK						
GRANTEE: CHERE N FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N6 W10 S6 E10$ W13 S34 FOP= W2 S11 E6 N7 U4 L4 $ R4 D4 S13 E9 N2 E5 FGR= S12 E21 N22 W21 S10 $ N10 E21 N39$ PTR= N30 FUS= N12 W26 S12 E26$ 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	0166	CONC,PAVMT	0	100	0	0	518.00	UT	1.50	1.50	100	2000	2000	3	100	777	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 877

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: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS