LOT 11 CYPRESS LANDING S/D.
WD 1030-1581, WD 1038-2129, WD 1

TRAN QUAN
999 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-111

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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

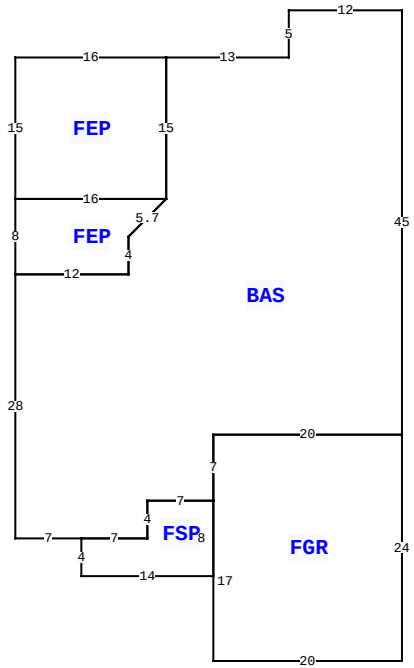
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100		1,559	161,612
FEP	104	80		83	8,604
FEP	240	80		192	19,903
FGR	480	55		264	27,367
FSP	84	40		34	3,524
TOTALS	2,467			2,132	221,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	114.2660	127.98	272,853	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2011 Heated Area: 1559 HX Base Yr 2011



999 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		221,011
TOTAL MARKET OB/XF VALUE		2,678
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		246,189
SOH/AGL Deduction		85,748
ASSESSED VALUE		160,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,719
TOTAL JUST VALUE		246,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,917

SALE:2:1: SALE IS FOR 12 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3492	SFR	545	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1203/1179	10/05/2010	QC	U	I	12	100
GRANTOR: WELLS FARGO N A AS TR						
GRANTEE: WELLS FARGO N.A AS						
1205/1260	9/22/2010	WD	U	I	12	109,000
GRANTOR: WELLS FARGO N A AS TR						
GRANTEE: QUAN TRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S5 W13 FEP= W16 S15 E16 N15$ S15 FEP= W16 S8 E12 N4 R4 U4 $ D4 L4 S4 W12 S28 E7 FSP= S4 E14 N8 W7 S4 W7$ E7 N4 E7 FGR= S17 E20 N24 W20 S7$ N7 E20 N45$.

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	1,071.00	UT	2.50	2.50	100	2006	2006	3	100	2,678	

LAND DESCRIPTION

TOTAL OB/XF 2,678

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