LOT 12 CYPRESS LANDING S/D.
WD 1030-1581, WD 1038-2129, CT 1

FULTON SYLLEATHIA WILLIAMS/FULTON DERRICK
1013 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

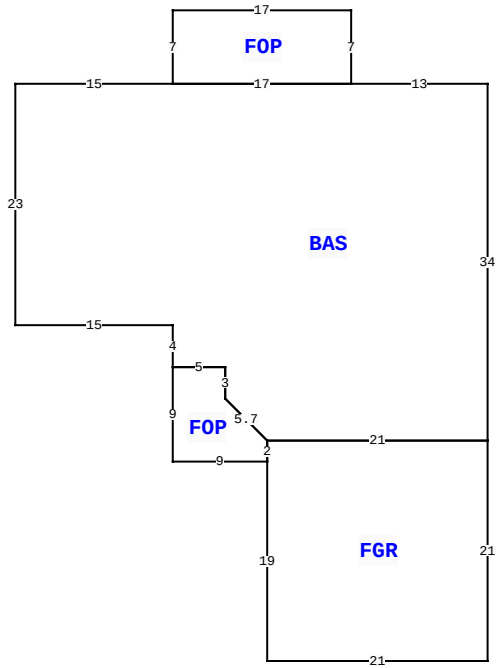
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,322	100		1,322	171,618
FGR	441	55		243	31,546
FOP	61	30		18	2,337
FOP	119	30		36	4,673
TOTALS	1,943			1,619	210,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	122.0100	136.65	221,236	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1322 HX Base Yr 2021



1013 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		210,174
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		232,674
SOH/AGL Deduction		33,078
ASSESSED VALUE		199,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,874
TOTAL JUST VALUE		232,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
258	SFR	0	05/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0335	3/13/2020	WD	Q	I	01	159,000
GRANTOR: T BRADLEY MCRAE PA						
GRANTEE: SYLLEATHIA WILLIAMS						
1322/2039	9/26/2016	QC	U	V	11	15,000
GRANTOR: S & D PROPERTY INVEST						
GRANTEE: T BRADLEY MCRAE PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,0] E15 S4 E5 S3 D4R4 E21 N34 W13 W17 W15 S23 $FOP=[ORIG=5,4] S9 E9 N2 U4L4 N3 W5 $FGR=[ORIG=14,11] S2 S19 E21 N21 W21 $FOP=[ORIG=5,-30] S7 E17 N7 W17 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 BY Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS