LOT 16 CYPRESS LANDING S/D.
WD 1038-2123, WD 1104-1641,

KENT CHRISTOPHER E
112 E DUVAL ST
LAKE CITY, FL 32055

2026

06-4S-17-08028-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

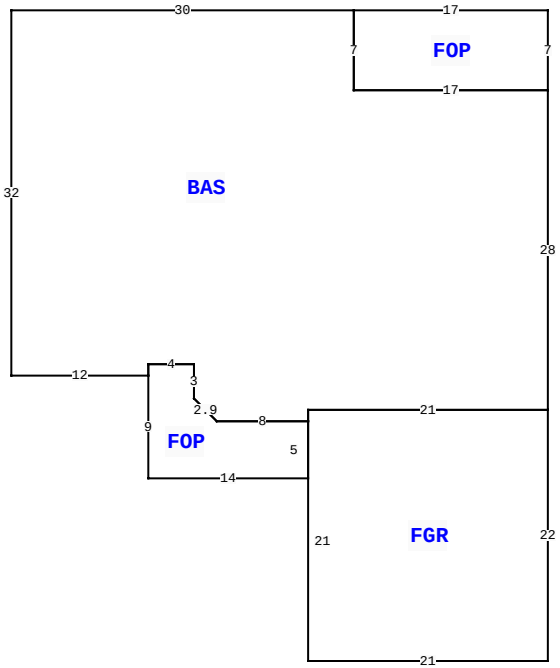
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	135,397
FGR	462	55		254	23,205
FOP	92	30		28	2,558
FOP	119	30		36	3,289
TOTALS	2,155			1,800	164,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	111.1320	124.47	224,046	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2008 Heated Area: 1482 HX Base Yr 2008



1075 SW JAGUAR DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		164,450
TOTAL MARKET OB/XF VALUE		1,838
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		188,788
SOH/AGL Deduction		60,816
ASSESSED VALUE		127,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,250
TOTAL JUST VALUE		188,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3684	SFR	436	05/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/1641	12/08/2006	WD	Q	I		169,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: CHRISTOPHER E KENT						
1038/2123	2/15/2005	WD	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S9 E14 N5 W8 U2 L2 N3 W4 S1$ N1 E4 S3 R2 D2 E8 FGR= S21 E21 N22 W21 S1$ N1 E21 N28 FOP= N7 W17 S7 E17$ W17 N7$.

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	3	32	96.00	UT	3.00	3.00	100	2006	2006	3	100	288	
2	0169	FENCE/WOOD	0	100	0	0	100.00	UT	15.50	15.50	100	2016	2016	3	100	1,550	

LAND DESCRIPTION

TOTAL OB/XF 1,838

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