

LOT 18 CYPRESS LANDING S/D.
940-2312, WD 1053-1003, DC 1257-

CULVER CHAD A/CULVER AMBERLY J
1093 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-118



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	1,970	100		1,970	190,841
FGR	598	55		329	31,871
FOP	50	30		15	1,453
FSP	130	40		52	5,037
TOTALS	2,748			2,366	229,203

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,366112.3260125.81297,6662002200200023.0077.00

1 SINGLE FAM 100% - 2020Heated Area: 1970HX Base Yr 2020

Diagram showing property boundaries and areas labeled BAS, FGR, FOP, and FSP with dimensions.

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/21/2023MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,026.00	UT 2.00
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,026.00	UT 2.00
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,026.00	UT 2.00
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					229,203				
TOTAL MARKET OB/XF VALUE					4,252				
TOTAL LAND VALUE - MARKET					22,500				
TOTAL MARKET VALUE					255,955				
SOH/AGL Deduction					69,906				
ASSESSED VALUE					186,049				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					135,327				
TOTAL JUST VALUE					255,955				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					258,931				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2243	SFR	528	11/14/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0964	5/10/2019	WD	Q	I	01	160,000
GRANTOR: KHIEM VU						
GRANTEE: CHAD A & AMBERLY J						
1304/1533	11/17/2015	WD	U	I	11	100
GRANTOR: KHOA VU						
GRANTEE: KHIEM VU						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FSP= N4 W13 S10 E13 N6\$ S6 W13 N6 W16 U2 L1 W4 L1 D2 S30 L3 D2 S6 D2 R3 S3 FGR= S26 E23 N26 W23\$ E27 FOP= E8 N8 W6 S6 L2 D2 \$ U2 R2 N6 E6 S8 E13 N43\$.									