LOT 19 CYPRESS LANDING S/D
WD 1038-2123, WD 1135-471, QC 15

O'STEEN PHYLLIS E
1099 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-119

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
Quality	05	05

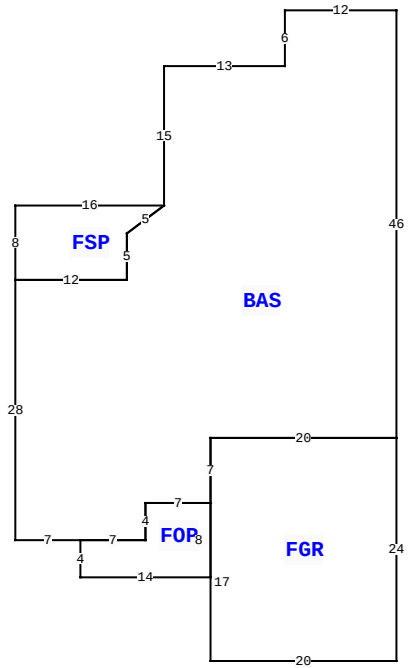
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100		1,573	165,077
FGR	480	55		264	27,705
FOP	84	30		25	2,624
FSP	102	40		41	4,303
TOTALS	2,239			1,903	199,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	114.2660	127.98	243,546	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1573 HX Base Yr 2008



1099 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		199,708
TOTAL MARKET OB/XF VALUE		2,802
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		225,010
SOH/AGL Deduction		78,271
ASSESSED VALUE		146,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,017
TOTAL JUST VALUE		225,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
59	SFR	451	03/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/895	10/27/2023	LE	U	I	14	100
GRANTOR: O'STEEN PHYLLIS E						
GRANTEE: O'STEEN PHYLLIS E (						
1501/2093	10/27/2023	QC	U	I	11	100
GRANTOR: O'STEEN PHYLLIS E						
GRANTEE: O'STEEN PHYLLIS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S6 W13 S15 FSP= W16 S8 E12 N5 R4 U3 $ D3 L4 S5 W12 S28 E7 FOP= S4 E14 N8 W7 S4 W7$ E7 N4 E7 FGR= S17 E20 N24 W20 S7$ N7 E20 N46$.

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	934.00	UT	3.00	3.00	100	2007	2007	3	100	2,802	

LAND DESCRIPTION

TOTAL OB/XF 2,802

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