LOT 21 CYPRESS LANDING S/D

WD 1030-1884, WD 1038-2129, WD 1

FUDGE VONSHALA
1113 NW JAGUAR DRIVE
LAKE CITY, FL 32025

2026

06-4S-17-08028-121

COLUMBIA COUNTY PROPERTY

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		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

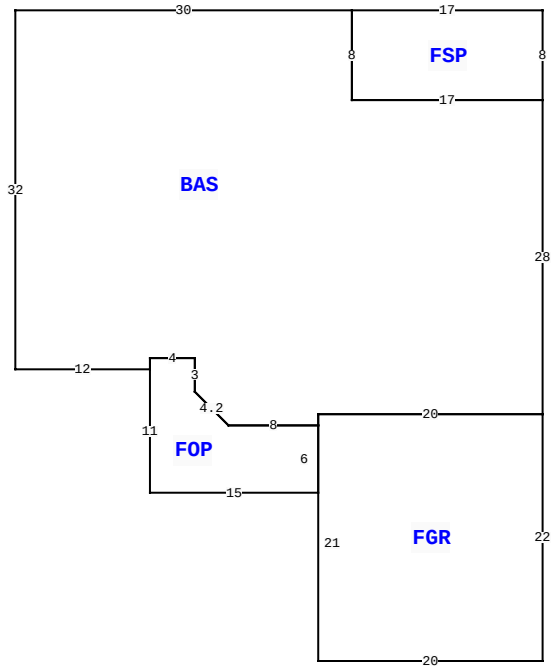
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100		1,495	134,527
FGR	440	55		242	21,777
FOP	119	30		36	3,240
FSP	136	40		54	4,859
TOTALS	2,190			1,827	164,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	107.4080	120.30	219,788	2007	2007	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2020 Heated Area: 1495 HX Base Yr 2020



1113 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		164,401
TOTAL MARKET OB/XF VALUE		2,111
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		189,012
SOH/AGL Deduction		48,558
ASSESSED VALUE		140,454
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,732
TOTAL JUST VALUE		189,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3657	SFR	436	07/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0392	4/27/2016	WD	Q	I	01	120,000
GRANTOR: DONNA WENDORFF						
GRANTEE: VONSHALA FUDGE						
1277/0290	6/30/2014	WD	U	I	38	89,900
GRANTOR: ALBERT A & CATHY ANNE						
GRANTEE: DONNA WENDORFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S11 E15 N6 W8 U3 L3 N3 W4 S1 $ N1 E4 S3 R3 D3 E8 FGR= S21 E20 N22 W20 S1$ N1 E20 N28 FSP= N8 W17 S8 E17$ W17 N8$.

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	637.00	UT	3.00	3.00	100	2007	2007	3	100	1,911	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,111

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