LOT 22 CYPRESS LANDING S/D. (AKA LOT 22).

KELLUM AMAYA
1115 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

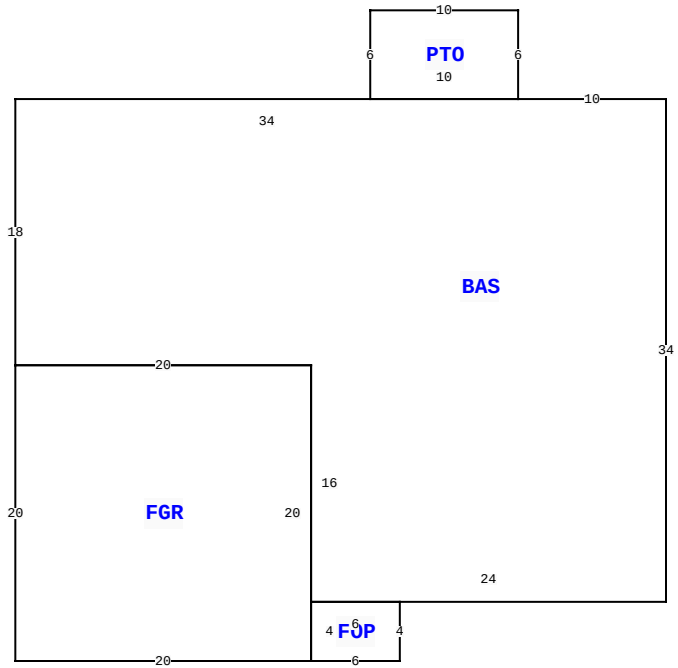
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,176	100		1,176	142,016
FGR	400	55		220	26,568
FOP	24	30		7	845
PTO	60	5		3	363
TOTALS	1,660			1,406	169,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	119.8000	134.18	188,657	2008	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 1176 HX Base Yr 2021



1115 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		169,791
TOTAL MARKET OB/XF VALUE		3,940
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		196,231
SOH/AGL Deduction		45,707
ASSESSED VALUE		150,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,802
TOTAL JUST VALUE		196,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046305	Roof Replacement	12,300	01/19/2023
35	SFR	372	02/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/786	5/23/2025	WD	Q	I	01	260,000
GRANTOR: NEWBERN KRISTOFFER M						
GRANTEE: KELLUM AMAYA						
1413/1961	6/12/2020	WD	Q	I	01	136,500
GRANTOR: ERIC GLEMAN						
GRANTEE: KRISTOFFER M NEWBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N6 W10 S6 E10$ W34 S18 FGR= S20 E20 N20 W20$ E20 S16 FOP= S4 E6 N4 W6$ E24 N34$.

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	720.00	UT	2.00	2.00	100	2008	2008	3	100	1,440	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 3,940

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 07/31/2025 BY TP Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS