LOT 26 CYPRESS LANDING S/D

WD 1038-2123, WD 1129-2027, WD 1

DUTTON LAUREN
1074 SW JAGUAR DR
LAKE CITY, FL 32025

2025

06-4S-17-08028-126

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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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

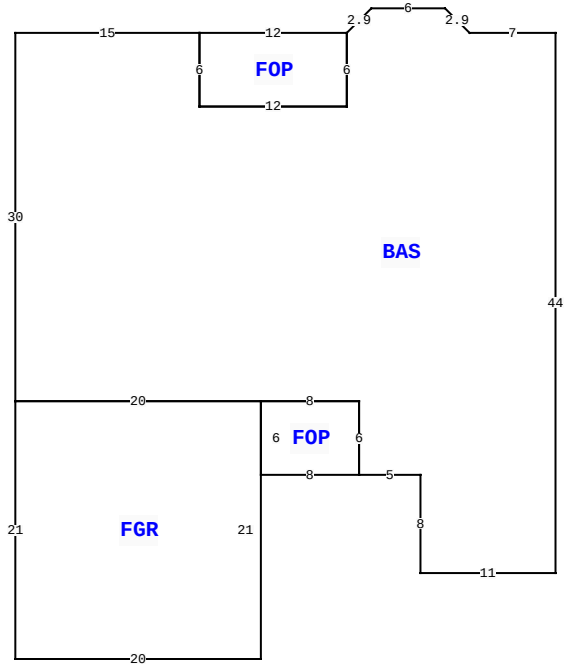
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100		1,448	141,089
FGR	420	55		231	22,508
FOP	48	30		14	1,364
FOP	72	30		22	2,144
TOTALS	1,988			1,715	167,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	114.1700	127.87	219,297	2007	2007	0	0	0	23.80	76.20

1 SINGLE FAM 100% - 2017 Heated Area: 1448 HX Base Yr 2017



1074 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		167,104
TOTAL MARKET OB/XF VALUE		3,826
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		193,430
SOH/AGL Deduction		66,177
ASSESSED VALUE		127,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,531
TOTAL JUST VALUE		193,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,867

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0452	REROOF	18,249	05/08/2025
3859	SFR	477	08/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/0823	4/15/2016	WD	Q	I	01	125,000
GRANTOR: MARK O STROTHER (A MA						
GRANTEE: LAUREN DUTTON (UNMA						
1129/2027	8/28/2007	WD	Q	I		189,300
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: MARK O STROTHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 U2 L2 W6 L2 D2 FOP= W12 S6 E12 N6$ S6 W12 N6 W15 S30 FGR= S21 E20 N21 W20$ E20 FOP= S6 E8 N6 W8$ E8 S6 E5 S8 E11 N44$.

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	552.00	UT	3.00	3.00	100	2007	2007	3	100	1,656	
2	0169	FENCE/WOOD	0	100	0	0	140.00	UT	15.50	15.50	100	2016	2016	3	100	2,170	

LAND DESCRIPTION

TOTAL OB/XF 3,826

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: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/14/2025 BY SYS