LOT 28 CYPRESS LANDING S/D
WD 1038-2123, WD 1132-216, WD 11

CHEN HAO/ZHENG QIAN YING
1052 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

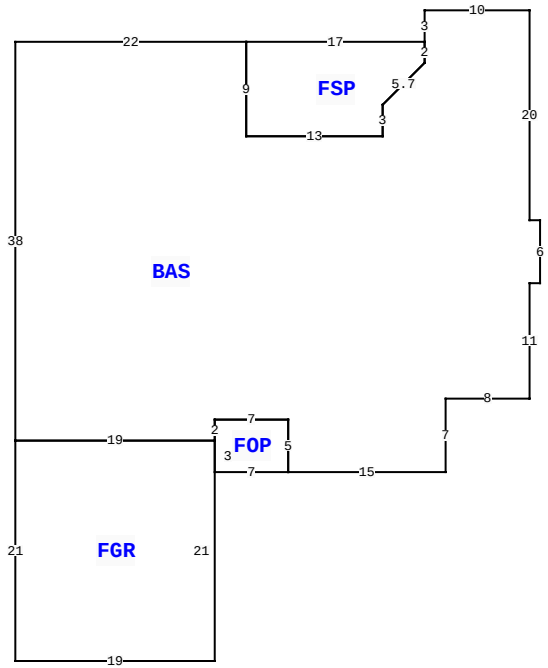
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,764	100		1,764	159,682
FGR	399	55		219	19,824
FOP	35	30		10	905
FSP	133	40		53	4,798
TOTALS	2,331			2,046	185,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,046	108.0580	121.02	247,607	2007	2007	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2014 Heated Area: 1764 HX Base Yr 2014



1052 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		185,210
TOTAL MARKET OB/XF VALUE		1,923
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		209,633
SOH/AGL Deduction		67,789
ASSESSED VALUE		141,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,122
TOTAL JUST VALUE		209,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,100

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
58	SFR	477	03/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1246	8/05/2014	QC	U	I	11	0
GRANTOR: HAO CHEN						
GRANTEE: HAO CHEN & QIANYING						
1195/2149	6/04/2010	WD	Q	I	01	126,000
GRANTOR: JACQUETTA BRADLEY						
GRANTEE: HAO CHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S3 FSP= W17 S9 E13 N3 R4 U4 N2$ S2 D4 L4 S3 W13 N9 W22 S38 FGR= S21 E19 N21 W19$ E19 FOP= S3 E7 N5 W7 S2$ N2 E7 S5 E15 N7 E8 N11 E1 N6 W1 N20$.

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	641.00	UT	3.00	3.00	100	2007	2007	3	100	1,923	

LAND DESCRIPTION

TOTAL OB/XF 1,923

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: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS