

LOT 30 & 31 CYPRESS LANDING S/D.
933-817, 961-2137, WD 1290-2120,

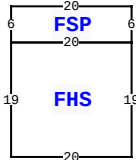
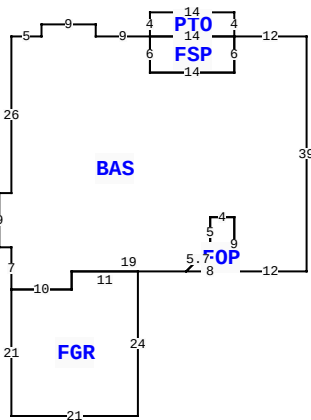
WHITE PATRICK M/ECKER CRYSTAL M
1018 SW JAGUAR DR
LAKE CITY, FL 32025

2025

06-4S-17-08028-131



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		4 100
Bathrooms		3 100
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
BAS	1,849	100
FGR	474	55
FHS	380	60
FOP	44	30
FSP	84	40
FSP	120	40
PTO	56	5
TOTALS	3,007	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,436	114.2660	127.98	311,759	2001	2001	0	0	23.00	77.00
1 SINGLE FAM 100% - 2016				Heated Area: 2229				HX Base Yr 2016			
											
											
BLD DATE						LGL DATE			04/21/2023		
XF DATE						LAND DATE			MLU		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		240,054	
TOTAL MARKET OB/XF VALUE		15,962	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		301,016	
SOH/AGL Deduction		109,055	
ASSESSED VALUE		191,961	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		141,239	
TOTAL JUST VALUE		301,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2868	POOL	150	01/27/2004
2176	SFR	518	08/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/2120	3/06/2015	WD Q	I	01		175,000
GRANTOR: JAMES A & NANCY K FRA						
GRANTEE: PATRICK W WHITE & C						
0961/2137	9/06/2002	WD U	V	07		15,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: JAMES A & NANCY K F						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2001
2	0166	CONC, PAVMT	0 100	0	0	1,098.00	UT	1.50	1.50	100	2001
3	0281	POOL R/FIB	0 100	12	21	252.00	UT	65.00	65.00	100	2001
4	0282	POOL ENCL	0 100	20	35	700.00	UT	15.00	15.00	100	2001
5	0169	FENCE/WOOD	0 100	0	0	300.00	UT	10.50	10.50	75	2016

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W12 PTO= N4 W14 S4 E14\$ FSP= W14 S6 E14 N6\$ S6 W14 N6 W9 N2 W9 S2 W5 S26 W2 S9 E2 S7 FGR= S21 E21 N24 W11 S3 W10\$ E10 N3 E19 FOP= E8 N9 W4 S5 L4 D4 \$ U4 R4 N5 E4 S9 E12 N39\$ PTR= N20 FHS= N19 FSP= N6 W20 S6 E20\$ W20 S19 E20 \$ S20\$.			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	2.00	LT	1.00