LOT 34 CYPRESS LANDING S/D.
WD 1162-835, WD 1390-686, WD 141

RICHARDSON YAKENDRA
3506 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

06-4S-17-08028-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

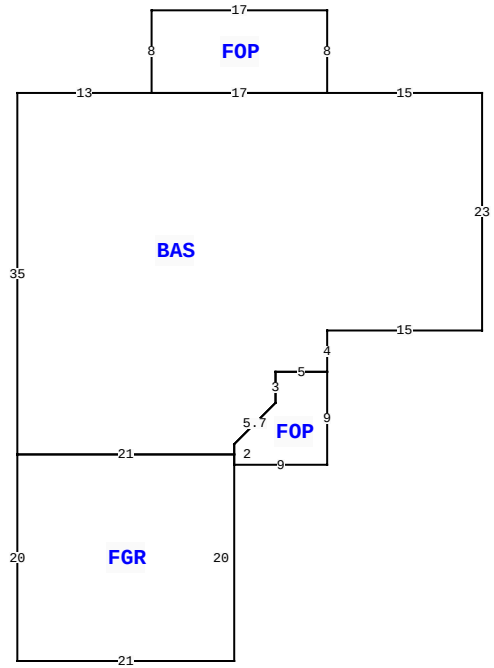
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,343	100		1,343	179,053
FGR	420	55		231	30,798
FOP	61	30		18	2,400
FOP	136	30		41	5,466
TOTALS	1,960			1,633	217,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	125.3070	140.34	229,175	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1343 HX Base Yr 2021



978 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		217,716
TOTAL MARKET OB/XF VALUE		1,463
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		241,679
SOH/AGL Deduction		64,137
ASSESSED VALUE		177,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,820
TOTAL JUST VALUE		241,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-510	SFR	1,271	09/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1393	6/30/2020	WD	Q	I	01	163,000
GRANTOR: TWNSTYEIGHT FOURTEEN						
GRANTEE: YAKENDRA RICHARDSON						
1390/0686	7/30/2019	WD	Q	V	01	30,000
GRANTOR: BLAKE CONSTRUCTION CO						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,10] N1 U4R4 N3 E5 N4 E15 N23 W15 W17 W13 S35 E21 $FGR=[ORIG=4,10] S20 E21 N20 W21 $FOP=[ORIG=17,-33] S8 E17 N8 W17 $FOP=[ORIG=25,9] U4R4 N3 E5 S9 W9 N2 $.

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	585.00	UT	2.50	2.50	100	2021	2020		100	1,463	

LAND DESCRIPTION

TOTAL OB/XF 1,463

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 12/28/2020 BY HC Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS