LOT 37 CYPRESS LANDING S/D

956-1658, 959-1024, WD 999-2533,

LUKOCEVICH JAMES M
2525 SW KING ST
LAKE CITY, FL 32024-4507

2026

06-4S-17-08028-137

COLUMBIA COUNTY PROPERTY

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 90
Interior Floo	15	HARDTILE 10
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

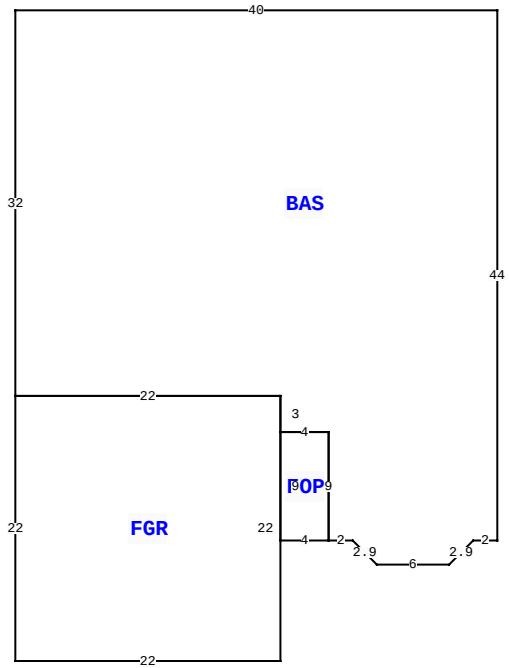
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	147,077
FGR	484	55		266	26,506
FOP	36	30		11	1,096
TOTALS	1,996			1,753	174,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	115.5420	129.41	226,856	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 0 Heated Area: 1476 HX Base Yr



944 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	174,679
TOTAL MARKET OB/XF VALUE	1,258
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	198,437
SOH/AGL Deduction	0
ASSESSED VALUE	198,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,437
TOTAL JUST VALUE	198,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2417	SFR	349	07/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/1951	8/28/2013	WD	U	I	38	112,000
GRANTOR: CHRISTOPHER MILLER &						
GRANTEE: JAMES M LUKOCEVICH						
1113/2266	3/12/2007	WD	Q	I	01	100
GRANTOR: CHRISTOPHER MILLER						
GRANTEE: CHRISTOPHER MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 FGR= S22 E22 N22 W22$ E22 S3 FOP= S9 E4 N9 W4$ E4 S9 E2 R2 D2 E6 U2 R2 E2 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	0	0	0	529.00	UT	2.00	2.00	100	2002	2002	3	100	1,058	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,258

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	0			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: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS