LOT 38 CYPRESS LANDING S/D

959-1024, WD 1038-2131, WD 1068-

CHAUNCEY COREY M
300 WESTMORELAND ST SE
LIVE OAK, FL 32064

2026

06-4S-17-08028-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

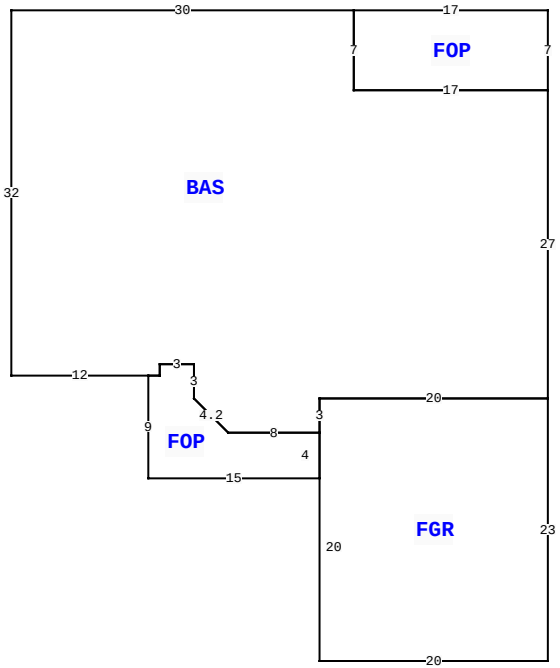
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,473	100		1,473	150,034
FGR	460	55		253	25,770
FOP	88	30		26	2,648
FOP	119	30		36	3,667
TOTALS	2,140			1,788	182,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	113.6800	127.32	227,648	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 1473 HX Base Yr



932 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	182,118
TOTAL MARKET OB/XF VALUE	1,688
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	206,306
SOH/AGL Deduction	0
ASSESSED VALUE	206,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,306
TOTAL JUST VALUE	206,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,583

SALE:2:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3250	SFR	561	05/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1068/0107	12/01/2005	WD	Q	I		146,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: CHAUNCEY						
1038/2131	2/15/2005	WD	Q	V	01	288,000
GRANTOR: ROBERT F JORDAN						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S9 E15 N4 W8 U3 L3 N3 W3 S1 W1$ E1 N1 E3 S3 R3 D3 E8 FGR= S20 E20 N23 W20 S3$ N3 E20 N27 FOP= N7 W17 S7 E17$ W17 N7$.

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	675.00	UT	2.50	2.50	100	2005	2005	3	100	1,688	

LAND DESCRIPTION

TOTAL OB/XF 1,688

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