LOT 41 CYPRESS LANDING S/D.
893-2593, WD 1098-1779, LE 1188-

WILLIAMS TIMEISHA/WILLIAMS MICHAEL
884 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-141

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

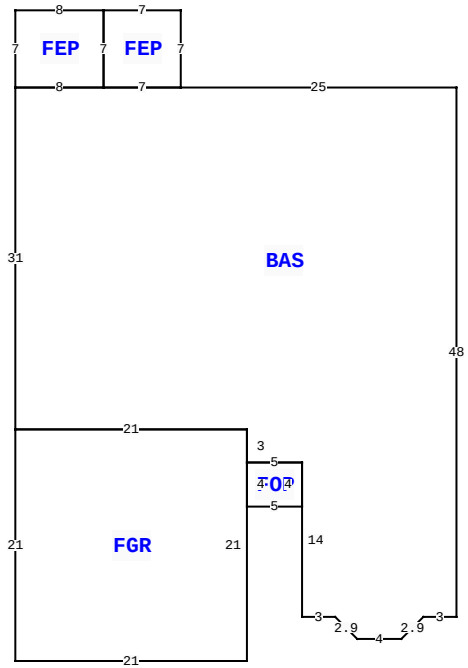
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,505	100		1,505	157,562
FEP	49	80		39	4,083
FEP	56	80		45	4,712
FGR	441	55		243	25,440
FOP	20	30		6	629
TOTALS	2,071			1,838	192,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	124.6350	139.59	256,566	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1505 HX Base Yr 2024



884 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		192,424
TOTAL MARKET OB/XF VALUE		2,859
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		217,783
SOH/AGL Deduction		0
ASSESSED VALUE		217,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,061
TOTAL JUST VALUE		217,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044223	Roof Replacement	12,500	04/19/2022
1713	SFR	295	01/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1196	9/27/2022	WD	Q	I	01	249,900
GRANTOR: TUNELL SUSAN FKA SUSA						
GRANTEE: WILLIAMS TIMEISHA						
1188/2575	2/09/2010	QC	U	I	14	100
GRANTOR: SHIRLEY ELAINE KING (						
GRANTEE: SUSAN L HADLEY (REM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W7 W8 S31 E21 S3 E5 S14 E3 D2R2 E4 U2R2 E3 N48 $
FGR=[ORIG=-40,31] S21 E21 N21 W21 $
FEP=[ORIG=-32,0] N7 W8 S7 E8 $
FEP=[ORIG=-25,0] N7 W7 S7 E7 $
FOP=[ORIG=-19,34] S4 E5 N4 W5 $
.

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	674.00	UT	3.50	3.50	100	2000	2000	3	100	2,359	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,859

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 11/16/2022 BY ME Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS