COMM INTERS E LINE OF SW1/4 OF N
S R/W GRANDVIEW AVE, RUN W 26.95
CYPRESS LANDING DR, RUN S/LY ALO

CRAWFORD SEAN M/CRAWFORD KATRINA
851 SW JAGUAR DR
LAKE CITY, FL 32025

2027

06-4S-17-08028-101

BUILDING CHARACTERISTICS

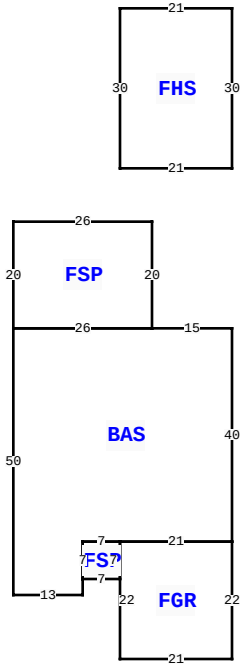
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.5	1.5 100
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	1,770	100		1,770	158,227
FGR	462	55		254	22,706
FHS	630	60		378	33,791
FSP	49	40		20	1,788
FSP	520	40		208	18,594
TOTALS	3,431			2,630	235,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	114.5088	125.96	331,275	1998	1998	0	0	0	29.03	70.97

1 SINGLE FAM 100% - 2023 Heated Area: 2400 HX Base Yr 2023



851 SW JAGUAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	414.00	UT	3.00	3.00	100	1998	1998	3	100	1,242	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,106
TOTAL MARKET OB/XF VALUE		1,942
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		259,548
SOH/AGL Deduction		0
ASSESSED VALUE		259,548
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,137
TOTAL JUST VALUE		259,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046566	Roof Replacement	23,100	02/22/2023
1955	ADDN SFR	104	11/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0982	8/31/2016	WD	U	I	37	134,500
GRANTOR: AI YING LIANG						
GRANTEE: SEAN M & KATRINA CR						
1098/1240	10/03/2006	WD	Q	I	01	105,000
GRANTOR: KE CHENG SHI & AI YIN						
GRANTEE: AI YING LIANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N20 W26 S20 E26$ W26 S50 E13 N3 FSP= E7 N7 W7 S7$ N7 E7 FGR= S22 E21 N22 W21$ E21 N40$ PTR= N30 FHS= N30 W21 S30 E21$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,942

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 03/30/2023 BY jerry Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS