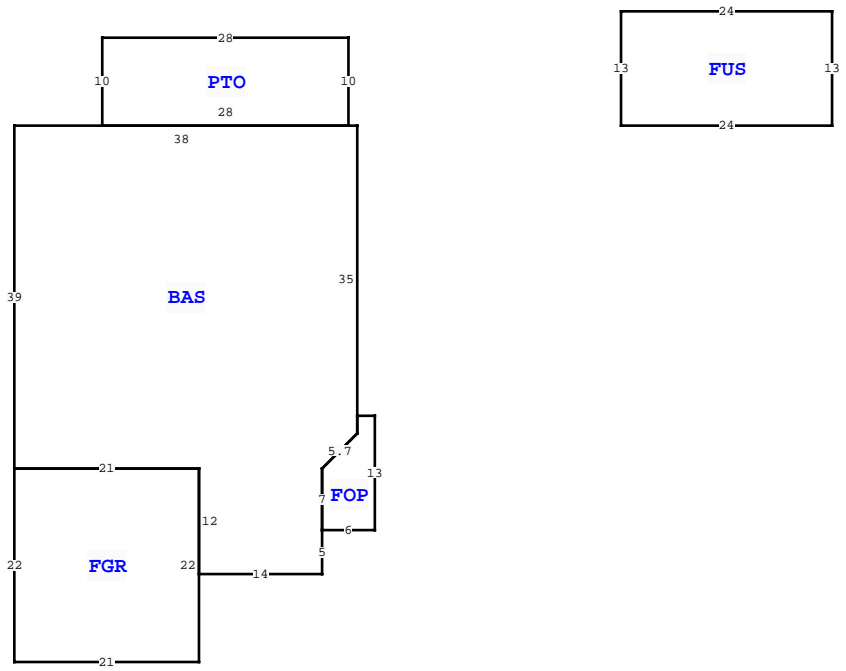


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2005		Heated Area: 1993					HX Base Yr 2005		



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	1,681	100		1,681	168,261
FGR	462	55		254	25,424
FOP	62	30		19	1,902
FUS	312	100		312	31,230
PTO	280	5		14	1,402
TOTALS	2,797			2,280	228,218

959 SW JAGUAR DR, LAKE CITY

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

L N	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	710.00	UT	2.00	2.00	100	2004	2004	3	100	1,420	

TOTAL OB/XF 1,420

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			228,218
TOTAL MARKET OB/XF VALUE			1,420
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			252,138
SOH/AGL Deduction			87,782
ASSESSED VALUE			164,356
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			112,945
TOTAL JUST VALUE			252,138
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2820	SFR	399	11/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/1463	4/12/2010	QC	U	I	11	100
GRANTOR: DIEP H & GIANG HOANG						
GRANTEE: DIEP HOANG TRAN						
1175/1548	6/15/2009	WD	U	I	30	33,500
GRANTOR: DIEP H & QUAN D TRAN						
GRANTEE: DIEP HOANG TRAN & G						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W1 PTO= N10 W28 S10 E28\$ W38 S39 FGR= S22 E21 N22 W21\$ E21 S12 E14 N5 FOP= E6 N13 W2 S2 L4 D4 S7\$ N7 U4 R4 N35\$ PTR= E30 FUS= E24 N13 W24 S13\$ W30\$.