LOTS 9 & 10 CYPRESS LANDING SD
WD 1030-1581, WD 1035-2073, LE 1

SCIPPIO WARREN
971 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

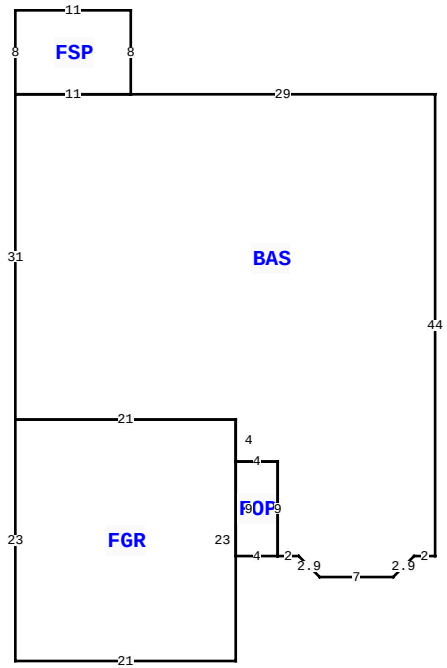
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,469	100		1,469	160,497
FGR	483	55		266	29,062
FOP	36	30		11	1,202
FSP	88	40		35	3,824
TOTALS	2,076			1,781	194,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	119.8000	136.57	243,231	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1469 HX Base Yr 2022



971 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		194,585
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		236,705
SOH/AGL Deduction		206,010
ASSESSED VALUE		30,695
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,695
TOTAL JUST VALUE		236,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0472	REROOF	17,550	05/20/2025
2998	SFR	319	07/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/2014	5/14/2020	LE	U	I	14	100
GRANTOR: WARREN SCIPPIO (ENH L						
GRANTEE: BERNARD SCIPPIO & J						
1411/0994	5/11/2020	WD	Q	I	01	190,000
GRANTOR: LORI JOHNS KIRBY & JE						
GRANTEE: WARREN SCIPPIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N8 W11 S8 E11$ W11 S31 FGR= S23 E21 N23 W21$
E21 S4 FOP= S9 E4 N9 W4$ E4 S9 E2 D2 R2 E7 R2 U2 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	100	0	0	648.00	UT	2.50	2.50	100	2005	2005	3	100	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.31 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 05/08/2026 BY SYS