LOT 14 CYPRESS LANDING S/D
WD 1038-2123, WD 1105-1825, WD 1

POWELL EUGENIA D
1049 SW JAGUAR DR
LAKE CITY, FL 32025

**2026**

**06-4S-17-08028-114**

## 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 100 |
| 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 |

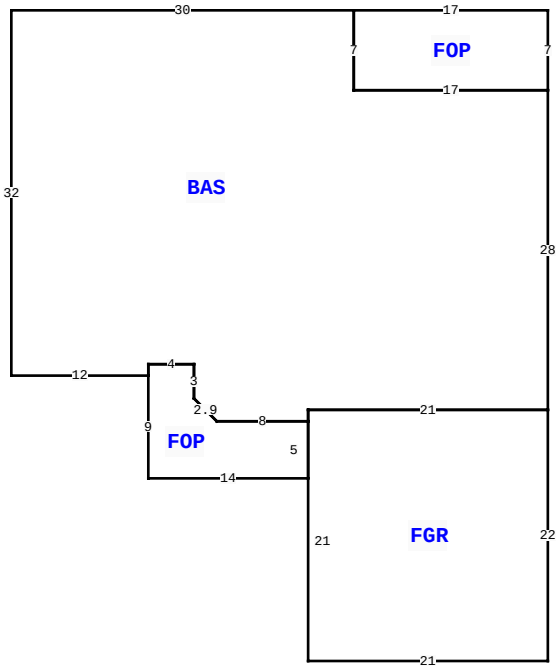
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.1200 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,482 | 100 | | 1,482 | 161,337 |
| FGR | 462 | 55 | | 254 | 27,652 |
| FOP | 92 | 30 | | 28 | 3,048 |
| FOP | 119 | 30 | | 36 | 3,919 |
| TOTALS | 2,155 | | | 1,800 | 195,955 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,800 | 120.0000 | 134.40 | 241,920 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1482 HX Base Yr 2025




1049 SW JAGUAR DR, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 195,955 |
| TOTAL MARKET OB/XF VALUE | | 1,968 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 220,423 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 220,423 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 169,012 |
| TOTAL JUST VALUE | | 220,423 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,842 |

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3682 | SFR | 415 | 05/11/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1530/934 | 12/24/2024 | WD | Q | I | 01 | 259,000 |
| GRANTOR: RESENDIZ IVETTE M | | | | | | |
| GRANTEE: POWELL EUGENIA D | | | | | | |
| 1395/1282 | 9/27/2019 | WD | Q | I | 01 | 159,900 |
| GRANTOR: ROY & ANNA CHIONG | | | | | | |
| GRANTEE: IVETTE M RESENDIZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S9 E14 N5 W8 U2 L2 N3 W4 S1$ N1 E4 S3 R2 D2 E8 FGR= S21 E21 N22 W21 S1$ N1 E21 N28 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 | 100 | 0 | 0 | 656.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 1,968 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,968

| 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 02/06/2025 BY TP Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/24/2026 BY SYS