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

2027

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

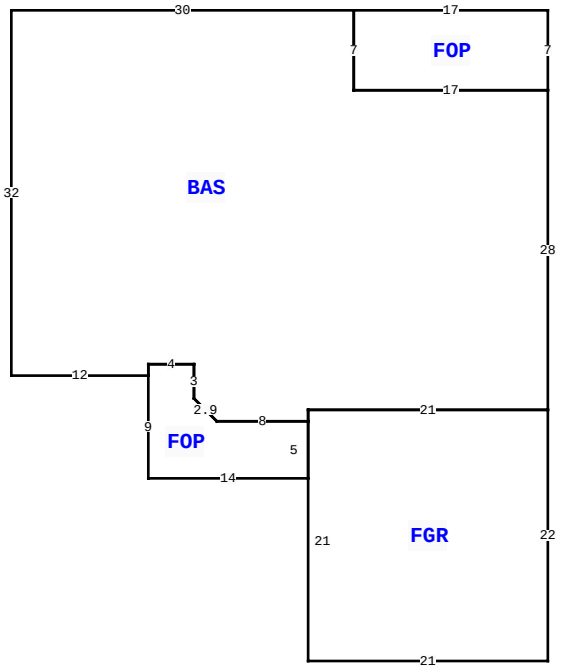
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	158,455
FGR	462	55		254	27,158
FOP	92	30		28	2,994
FOP	119	30		36	3,849
TOTALS	2,155			1,800	192,456

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	132.00	237,600	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		192,456
TOTAL MARKET OB/XF VALUE		1,968
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		216,924
SOH/AGL Deduction		0
ASSESSED VALUE		216,924
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,513
TOTAL JUST VALUE		216,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,423

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$.

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 11/17/2026 BY SYS