LOT 17 CYPRESS LANDING S/D

WD 1038-2123, WD 1113-695, 1271-

BODI WILLIAM J/BODI CHELA
1085 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

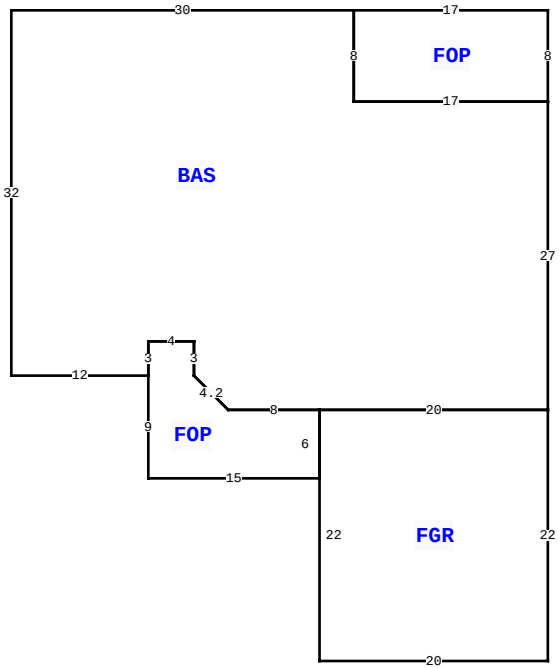
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,445	100		1,445	152,165
FGR	440	55		242	25,484
FOP	119	30		36	3,791
FOP	136	30		41	4,317
TOTALS	2,140			1,764	185,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	114.6000	128.42	226,533	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1445 HX Base Yr



1085 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	185,757
TOTAL MARKET OB/XF VALUE	4,469
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	212,726
SOH/AGL Deduction	0
ASSESSED VALUE	212,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,726
TOTAL JUST VALUE	212,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3608	SFR	436	07/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/2209	3/28/2014	WD	Q	I	01	147,500
GRANTOR: WILLIAM & SARAH FEID						
GRANTEE: WILLIAM J & CHELA B						
1113/0695	3/08/2007	WD	Q	I		170,800
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: WILLIAM & SARAH FEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S9 E15 N6 W8 U3 L3 N3 W4 S3$ N3 E4 S3 R3 D3 E8 FGR= S22 E20 N22 W20$ E20 N27 FOP= N8 W17 S8 E17$ W17 N8$.

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	0	0	0	623.00	UT	3.00	3.00	100	2007	2007	3	100	1,869	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,469

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/25/2026 BY SYS