LOT 18 CYPRESS LANDING S/D.
940-2312, WD 1053-1003, DC 1257-

CULVER CHAD A/CULVER AMBERLY J
1093 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

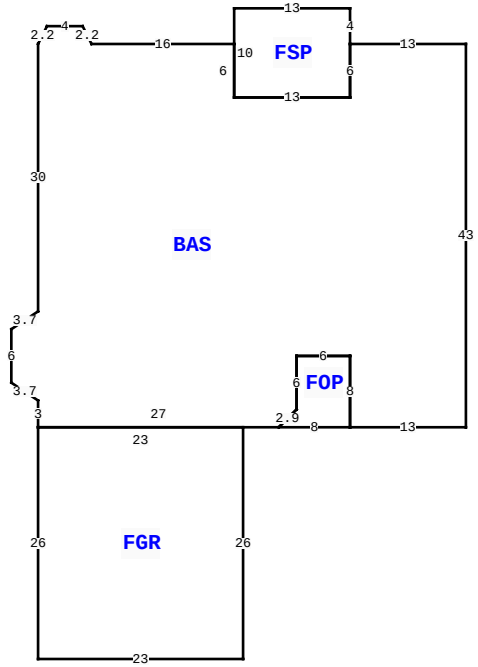
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,970	100		1,970	190,841
FGR	598	55		329	31,871
FOP	50	30		15	1,453
FSP	130	40		52	5,037
TOTALS	2,748			2,366	229,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	112.3260	125.81	297,666	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2020 Heated Area: 1970 HX Base Yr 2020



1093 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		229,203
TOTAL MARKET OB/XF VALUE		4,252
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		255,955
SOH/AGL Deduction		70,448
ASSESSED VALUE		185,507
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,096
TOTAL JUST VALUE		255,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2243	SFR	528	11/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0964	5/10/2019	WD	Q	I	01	160,000
GRANTOR: KHIEM VU						
GRANTEE: CHAD A & AMBERLY J						
1304/1533	11/17/2015	WD	U	I	11	100
GRANTOR: KHOA VU						
GRANTEE: KHIEM VU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N4 W13 S10 E13 N6$ S6 W13 N6 W16 U2 L1 W4
L1 D2 S30 L3 D2 S6 D2 R3 S3 FGR= S26 E23 N26 W23$ E27
FOP= E8 N8 W6 S6 L2 D2 $ U2 R2 N6 E6 S8 E13 N43$.

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	1,026.00	UT	2.00	2.00	100	2002	2002	3	100	2,052	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,252

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 09/22/2016 BY DF Total Acres: 0.28 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/09/2026 BY SYS