LOT 25 CYPRESS LANDING S/D.

WD 1038-2123, WD 1090-1789,

NEHRING RANDALL K/NEHRING DANA LYNN
1090 SW JAGUAR DR
LAKE CITY, FL 32025

2027

06-4S-17-08028-125

BUILDING CHARACTERISTICS

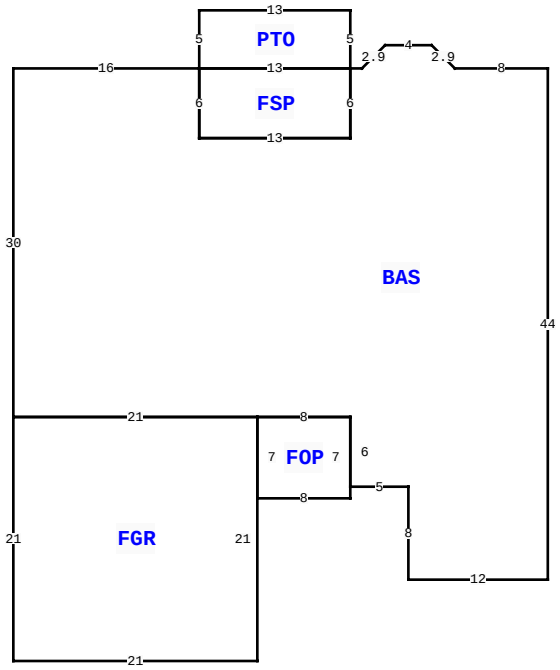
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,512	100		1,512	155,527
FGR	441	55		243	24,996
FOP	56	30		17	1,749
FSP	78	40		31	3,189
PTO	65	5		3	309
TOTALS	2,152			1,806	185,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	115.4440	126.99	229,344	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1512 HX Base Yr 2007



1090 SW JAGUAR DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,769
TOTAL MARKET OB/XF VALUE	1,643
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	209,912
SOH/AGL Deduction	67,510
ASSESSED VALUE	142,402
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	90,991
TOTAL JUST VALUE	209,912
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,291

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3574	SFR	470	01/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1090/1789	7/24/2006	WD	Q	I		160,600
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: RANDALL & DANA NEHR						
1038/2123	2/15/2005	WD	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 L2 U2 W4 D2 L2 W1 PTO= N5 W13 S5 E13$ FSP= W13 S6 E13 N6$ S6 W13 N6 W16 S30 FGR= S21 E21 N21 W21$ E21 FOP= S7 E8 N7 W8$ E8 S6 E5 S8 E12 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	657.00	UT	2.50	2.50	100	2006	2006	3	100	1,643	

LAND DESCRIPTION

TOTAL OB/XF 1,643

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: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS