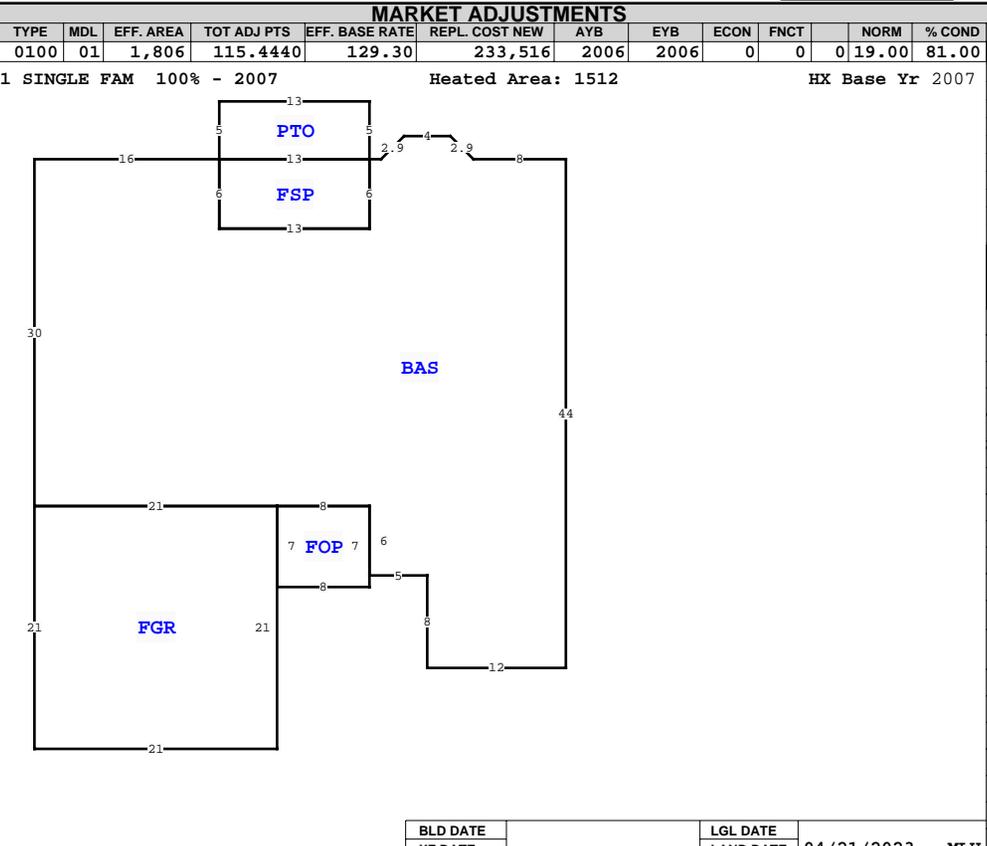




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	158,357
FGR	441	55		243	25,450
FOP	56	30		17	1,780
FSP	78	40		31	3,246
PTO	65	5		3	314
TOTALS	2,152			1,806	189,148



1090 SW JAGUAR DR, LAKE CITY

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

L N	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	1,643

TOTAL OB/XF 1,643

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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				0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			189,148
TOTAL MARKET OB/XF VALUE			1,643
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			213,291
SOH/AGL Deduction			75,037
ASSESSED VALUE			138,254
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,843
TOTAL JUST VALUE			213,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			215,626

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	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\$.