LOT 26 CYPRESS LANDING S/D

WD 1038-2123, WD 1129-2027, WD 1

DUTTON LAUREN
1074 SW JAGUAR DR
LAKE CITY, FL 32025

**2027**

**06-4S-17-08028-126**

## BUILDING CHARACTERISTICS

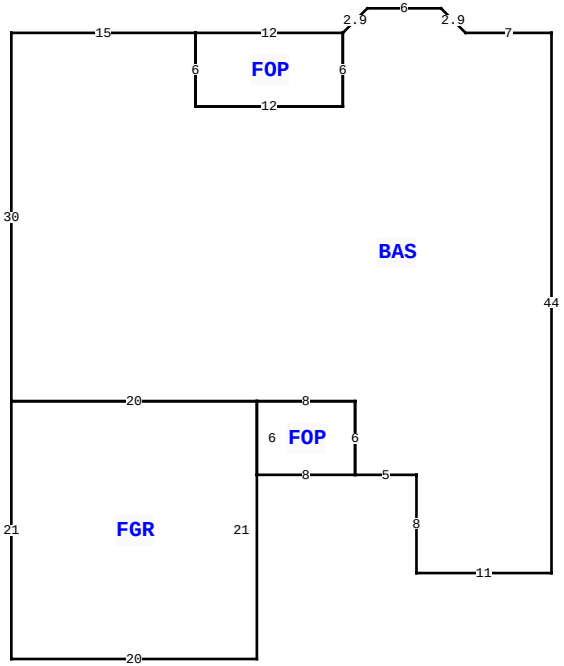
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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 | 1,448 | 100 | | 1,448 | 136,027 |
| FGR | 420 | 55 | | 231 | 21,700 |
| FOP | 48 | 30 | | 14 | 1,315 |
| FOP | 72 | 30 | | 22 | 2,067 |
| TOTALS | 1,988 | | | 1,715 | 161,109 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,715 | 114.1700 | 125.59 | 215,387 | 2007 | 2007 | 0 | 0 | 0 | 25.20 | 74.80 |

1 SINGLE FAM 100% - 2017 Heated Area: 1448 HX Base Yr 2017




1074 SW JAGUAR DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| 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 | 552.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,656 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 140.00 | UT | 15.50 | 15.50 | 100 | 2016 | 2016 | 3 | 100 | 2,170 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,109 |
| TOTAL MARKET OB/XF VALUE | | 3,826 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 187,435 |
| SOH/AGL Deduction | | 52,825 |
| ASSESSED VALUE | | 134,610 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 83,199 |
| TOTAL JUST VALUE | | 187,435 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 190,360 |

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

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0452 | REROOF | 18,249 | 05/08/2025 |
| 3859 | SFR | 477 | 08/14/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1314/0823 | 4/15/2016 | WD | Q | I | 01 | 125,000 |
| GRANTOR: MARK O STROTHER (A MA | | | | | | |
| GRANTEE: LAUREN DUTTON (UNMA | | | | | | |
| 1129/2027 | 8/28/2007 | WD | Q | I | | 189,300 |
| GRANTOR: GATEWAY DEVELOPERS OF | | | | | | |
| GRANTEE: MARK O STROTHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 U2 L2 W6 L2 D2 FOP= W12 S6 E12 N6$ S6 W12 N6 W15 S30 FGR= S21 E20 N21 W20$ E20 FOP= S6 E8 N6 W8$ E8 S6 E5 S8 E11 N44$.

## LAND DESCRIPTION

TOTAL OB/XF 3,826

| 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: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS