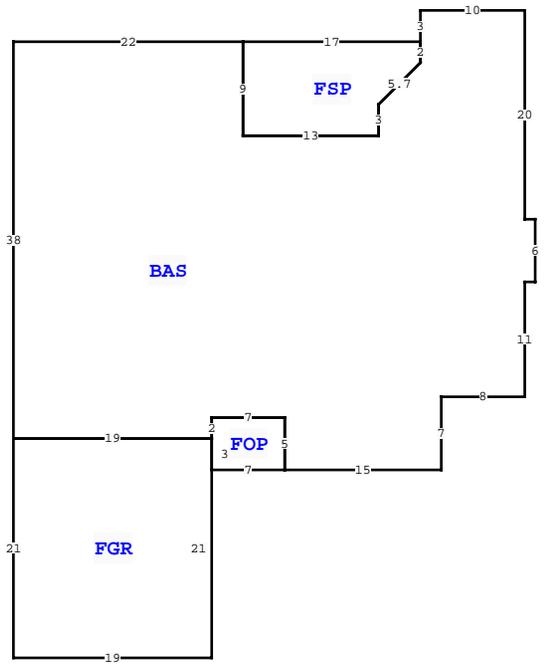


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,046	108.0580	123.19	252,047	2007	2007	0	0	25.20	74.80		
1 SINGLE FAM 100% - 2014 Heated Area: 1764 HX Base Yr 2014													



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	1,764	100		1,764	162,546
FGR	399	55		219	20,180
FOP	35	30		10	922
FSP	133	40		53	4,884
TOTALS	2,331			2,046	188,531

1052 SW JAGUAR DR, LAKE CITY

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

EXTRA FEATURES																
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			3.00	100	2007	2007	3	100	1,923	

TOTAL OB/XF 1,923

LAND DESCRIPTION														TOTAL OB/XF										
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			188,531
TOTAL MARKET OB/XF VALUE			1,923
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			212,954
SOH/AGL Deduction			71,523
ASSESSED VALUE			141,431
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			90,020
TOTAL JUST VALUE			212,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,100

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
58	SFR	477	03/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1246	8/05/2014	QC	U	I	11	0
GRANTOR: HAO CHEN						
GRANTEE: HAO CHEN & QIANYING						
1195/2149	6/04/2010	WD	Q	I	01	126,000
GRANTOR: JACQUETTA BRADLEY						
GRANTEE: HAO CHEN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 S3 FSP= W17 S9 E13 N3 R4 U4 N2\$ S2 D4 L4 S3 W13
N9 W22 S38 FGR= S21 E19 N21 W19\$ E19 FOP= S3 E7 N5 W7 S2\$ N2
E7 S5 E15 N7 E8 N11 E1 N6 W1 N20\$.