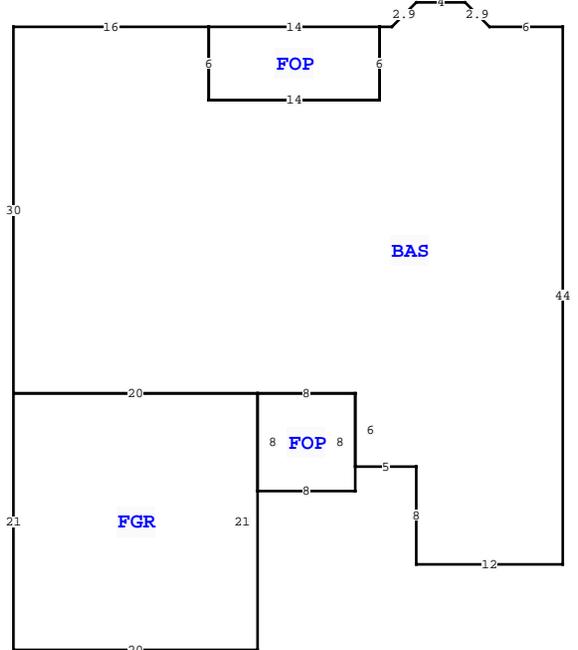


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019									Heated Area: 1476	HX Base Yr 2019



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	1,476	100		1,476	153,602
FGR	420	55		231	24,039
FOP	64	30		19	1,977
FOP	84	30		25	2,602
TOTALS	2,044			1,751	182,220

1042 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			610.00	UT	3.00				1,830	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				200	

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				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	182,220				
TOTAL MARKET OB/XF VALUE	2,030				
TOTAL LAND VALUE - MARKET	22,500				
TOTAL MARKET VALUE	206,750				
SOH/AGL Deduction	66,130				
ASSESSED VALUE	140,620				
TOTAL EXEMPTION VALUE	HX HB 51,411				
BASE TAXABLE VALUE	89,209				
TOTAL JUST VALUE	206,750				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	205,746				

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045843	Roof Replacement	14,447	11/02/2022
116	SFR	415	06/04/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/2275	4/19/2018	WD U	I	I	12	130,000
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: ELECXIA R REED						
1345/1735	9/25/2017	CT U	I	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TD BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W6 L2 U2 W4 D2 L2 W1 FOP= W14 S6 E14 N6\$ S6 W14 N6 W16 S30 FGR= S21 E20 N21 W20\$ E20 FOP= S8 E8 N8 W8\$ E8 S6 E5 S8 E12 N44\$.