LOT 29 CYPRESS LANDING S/D

WD 1038-2123, WD 1157-540, CT 13

REED ELECXIA R
1042 SW JAGUAR DR
LAKE CITY, FL 32025

2027

06-4S-17-08028-129

BUILDING CHARACTERISTICS

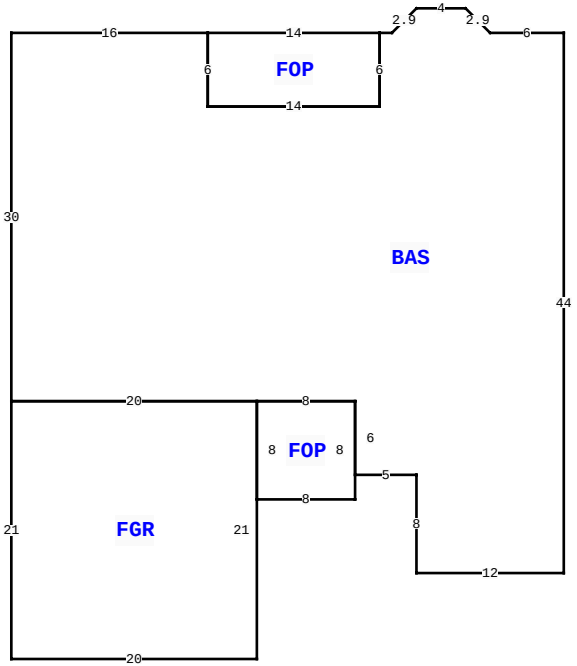
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	148,216
FGR	420	55		231	23,196
FOP	64	30		19	1,908
FOP	84	30		25	2,511
TOTALS	2,044			1,751	175,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	111.3280	122.46	214,427	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2019 Heated Area: 1476 HX Base Yr 2019



1042 SW JAGUAR DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	175,830
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	200,360
SOH/AGL Deduction	55,521
ASSESSED VALUE	144,839
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	93,428
TOTAL JUST VALUE	200,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,562

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	12	130,000
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: ELECXIA R REED						
1345/1735	9/25/2017	CT	U	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$.

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	610.00	UT	3.00	3.00	100	2007	2007	3	100	1,830	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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 12/21/2022 BY JS Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS