LOT 35 CYPRESS LANDING S/D.

WD 1038-2123, WD 1064-1787, WD 1

BRYANT GEORGE/BRYANT SHEILA
968 SW JAGUAR DR
LAKE CITY, FL 32025

2027

06-4S-17-08028-135

BUILDING CHARACTERISTICS

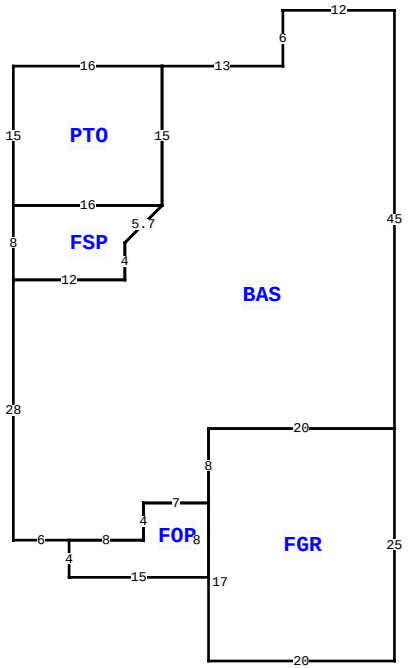
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,551	100		1,551	165,677
FGR	500	55		275	29,375
FOP	88	30		26	2,777
FSP	104	40		42	4,486
PTO	240	5		12	1,282
TOTALS	2,483			1,906	203,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	114.2460	125.67	239,527	2005	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 1551 HX Base Yr 2024



968 SW JAGUAR DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		203,598
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		227,568
SOH/AGL Deduction		0
ASSESSED VALUE		227,568
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,157
TOTAL JUST VALUE		227,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047744	Roof Replacement	12,000	07/25/2023
3249	SFR	581	05/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1957	8/14/2023	WD	Q	I	01	260,000
GRANTOR: SCOTT LEILA H						
GRANTEE: BRYANT GEORGE						
1482/2477	5/24/2021	LE	U	I	14	0
GRANTOR: SCOTT LEILA H (ENH LE						
GRANTEE: BENTON DAVID HART (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S6 W13 PTO= W16 S15 E16 N15$ S15 FSP= W16 S8 E12 N4 R4 U4 $ D4 L4 S4 W12 S28 E6 FOP= S4 E15 N8 W7 S4 W8$ E8 N4 E7 FGR= S17 E20 N25 W20 S8$ N8 E20 N45$.

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	588.00	UT	2.50	2.50	100	2005	2005	3	100	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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 01/04/2024 BY TP Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS