LOT 36 CYPRESS LANDING S/D

WD 1038-2123, WD 1075-2600, 1417

LAMOR LLC
435 SW PILOTS WAY
LAKE CITY, FL 32024

2027

06-4S-17-08028-136

BUILDING CHARACTERISTICS

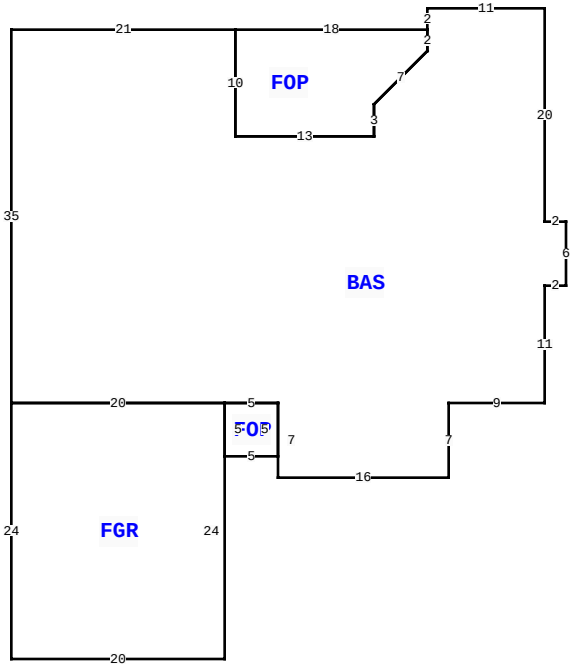
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,744	100		1,744	179,984
FGR	480	55		264	27,245
FOP	25	30		8	825
FOP	153	30		46	4,747
TOTALS	2,402			2,062	212,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	115.8300	127.41	262,719	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2022 Heated Area: 1744 HX Base Yr



956 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	0	0	0	578.00	UT	2.50	2.50	100	2006	2006	3	100	1,445	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	212,802
TOTAL MARKET OB/XF VALUE	1,645
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	236,947
SOH/AGL Deduction	0
ASSESSED VALUE	236,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,947
TOTAL JUST VALUE	236,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3424	SFR	554	09/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2561	11/05/2021	QC	U	I	11	100
GRANTOR: MORILLEAU SERGE						
GRANTEE: LAMOR LLC						
1417/0787	8/07/2020	WD	Q	I	01	188,000
GRANTOR: DONA M WEST						
GRANTEE: SERGE & EILEEN MORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S2 FOP= W18 S10 E13 N3 R5 U5 N2$ S2 D5 L5 S3 W13 N10 W21 S35 FGR= S24 E20 N24 W20$ E20 FOP= S5 E5 N5 W5$ E5 S7 E16 N7 E9 N11 E2 N6 W2 N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,645

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	0			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: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS