LOT 39 CYPRESS LANDING S/D.

959-1013, 1015,

KANG KONG CHU
920 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-139

BUILDING CHARACTERISTICS

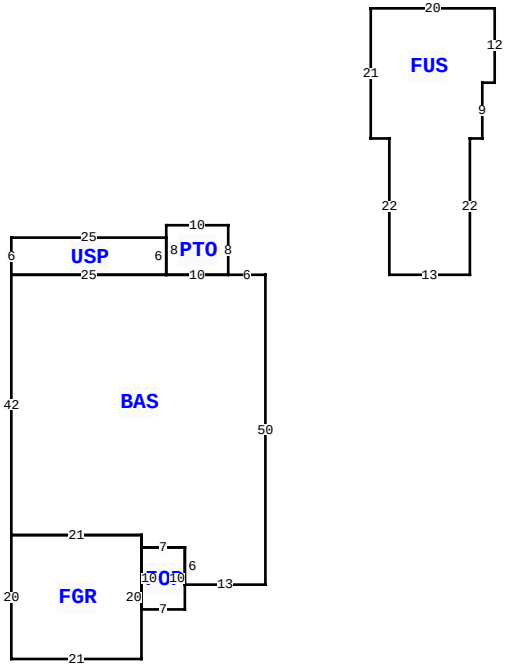
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,840	100		1,840	181,517
FGR	420	55		231	22,788
FOP	70	30		21	2,071
FUS	688	100		688	67,871
PTO	80	5		4	394
USP	150	35		52	5,130
TOTALS	3,248			2,836	279,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,836	116.1216	130.06	368,850	2002	2002	0	0	0	24.15	75.85

1 SINGLE FAM 100% - 2004 Heated Area: 2528 HX Base Yr 2004



920 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	279,773
TOTAL MARKET OB/XF VALUE	1,410
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	303,683
SOH/AGL Deduction	105,360
ASSESSED VALUE	198,323
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	146,912
TOTAL JUST VALUE	303,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2355	SFR	520	05/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/1015	8/01/2002	WD	Q	I		141,200
GRANTOR: BLAKE CONST COMP						
GRANTEE: KONG CHU KANG						
0959/1013	8/01/2002	WD	Q	V		14,500
GRANTOR: RFJ PROP						
GRANTEE: BLAKE CONST CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N8 W10 S8 E10$ W10 USP= N6 W25 S6 E25 $ W25 S42
FGR= S20 E21 N20 W21$ E21 S2 FOP= S10 E7N10 W7$ E7 S6 E13
N50$ PTR= E20 FUS= E13 N22 E2N9 E2 N12 W20 S21 E3 S22$ W20$.

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	705.00	UT	2.00	2.00	100	2002	2002	3	100	1,410	

LAND DESCRIPTION

TOTAL OB/XF 1,410

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 09/22/2016 BY DF Total Acres: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS