LOT 54 CYPRESS LANDING S/D.
ORB 959-1024, WD 1038-2131, WD 1

PAN MINGLAN/ZHENG TIANXING
1289 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-154

COLUMBIA COUNTY PROPERTY

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	15	HARDTILE 80
Interior Floo	14	CARPET 20
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	02	02 100
Quality	05	05

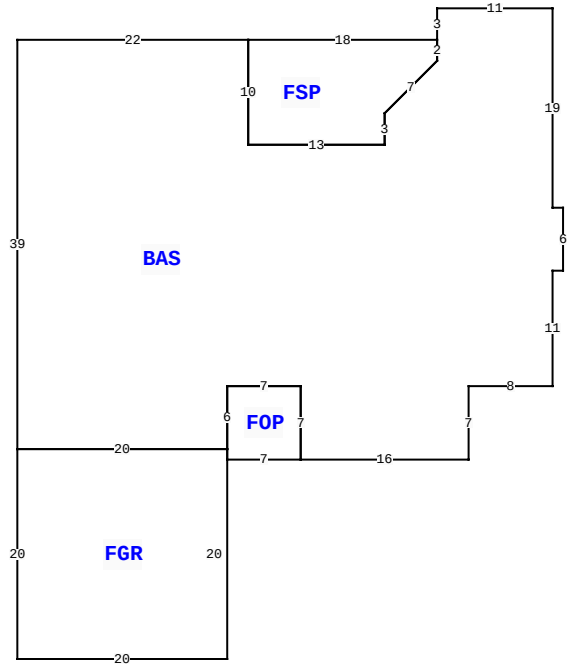
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	176,548
FGR	400	55		220	21,555
FOP	49	30		15	1,469
FSP	153	40		61	5,976
TOTALS	2,404			2,098	205,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,098	106.6806	119.48	250,669	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2024 Heated Area: 1802 HX Base Yr



1289 SW INDIAN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	205,549
TOTAL MARKET OB/XF VALUE	608
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	228,657
SOH/AGL Deduction	0
ASSESSED VALUE	228,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,657
TOTAL JUST VALUE	228,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,163

SALE:2:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3858	SFR	477	08/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/1459	2/06/2013	WD	Q	I	01	122,000
GRANTOR: MICHAEL D & CHRISTINE						
GRANTEE: MINGLAN PAN & TIANX						
1221/0372	9/12/2011	WD	Q	I	01	105,500
GRANTOR: DANIEL STEPHEN DUNN						
GRANTEE: MICHAEL D & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S3 FSP= W18 S10 E13 N3 R5 U5 N2$ S2 D5 L5 S3 W13 N10 W22 S39 FGR= S20 E20 N20 W20$ E20 FOP= S1 E7 N7 W7 S6$ N6 E7 S7 E16 N7 E8 N11 E1 N6 W1 N19$.

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	608.00	UT	1.00	1.00	100	2007	2007	3	100	608	

LAND DESCRIPTION

TOTAL OB/XF 608

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 07/17/2012 BY DF Total Acres: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/03/2025 BY SYS