LOT 66 CYPRESS LANDING S/D.
WD 1038-2123, WD 1091-957, WD 12

INDICTOR LISA M/JONES JASON
1455 SW INDIAN GLENN
LAKE CITY, FL 32025

2026

06-4S-17-08028-166

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

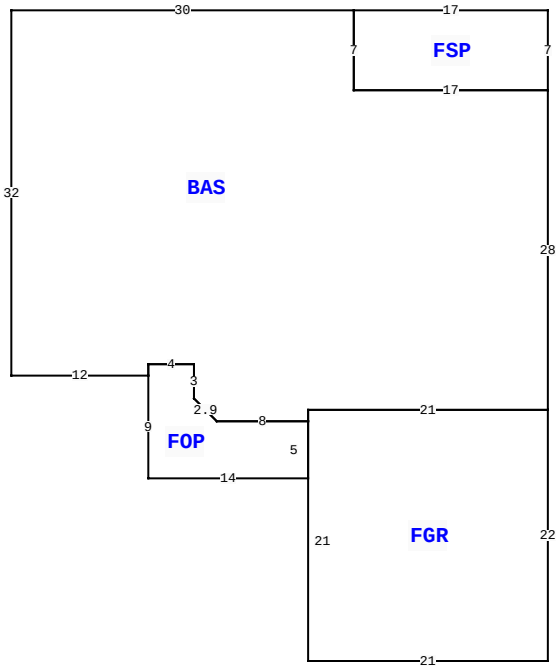
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,482	100		1,482	141,590
FGR	462	55		254	24,267
FOP	92	30		28	2,675
FSP	119	40		48	4,586
TOTALS	2,155			1,812	173,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	105.3108	117.95	213,725	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2025 Heated Area: 1482 HX Base Yr 2025



1455 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		173,117
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		196,917
SOH/AGL Deduction		0
ASSESSED VALUE		196,917
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		141,195
TOTAL JUST VALUE		196,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3597	SFR	436	02/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/1629	4/30/2024	WD	Q	I	01	210,000
GRANTOR: MARTINEZ EDWARD						
GRANTEE: INDICTOR LISA M						
1426/1907	12/18/2020	QC	U	I	11	100
GRANTOR: GOODMAN MASSIEL						
GRANTEE: MARTINEZ EDWARD						

BUILDING NOTES

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	650.00	UT	2.00	2.00	100	2006	2006	3	100	1,300	

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S9 E14 N5 W8 U2 L2 N3 W4 S1$ N1 E4 S3 R2 D2 E8 FGR= S21 E21 N22 W21 S1$ N1 E21 N28 FSP= N7 W17 S7 E17$ W17 N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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 05/31/2024 BY TP Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/04/2025 BY SYS