LOT 67 CYPRESS LANDING S/D.
WD 1038-2123, WD 1217-2048, WD 1

COE SHAY L
1467 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-167

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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
Quality	05	05

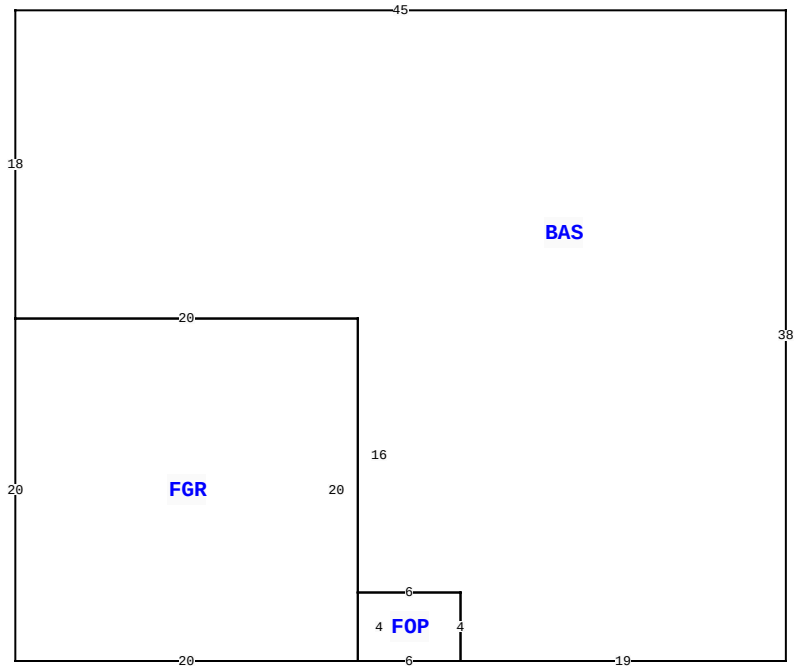
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100		1,286	145,218
FGR	400	55		220	24,843
FOP	24	30		7	790
TOTALS	1,710			1,513	170,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	122.9580	137.71	208,355	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 1286 HX Base Yr 2024



1467 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		170,851
TOTAL MARKET OB/XF VALUE		982
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,333
SOH/AGL Deduction		0
ASSESSED VALUE		194,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,611
TOTAL JUST VALUE		194,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36	SFR	372	02/22/2007
00770			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/788	10/25/2022	WD	Q	I	01	220,100
GRANTOR: CRUISE FREDERICK B						
GRANTEE: COE SHAY L						
1294/0508	5/07/2015	PR	U	I	19	92,000
GRANTOR: PATTI L TAYLOR AS PR						
GRANTEE: FREDERICK & DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S18 FGR= S20 E20 N20 W20$ E20 S16 FOP= S4 E6 N4 W6$ E6 S4 E19 N38$.

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	491.00	UT	2.00	2.00	100	2007	2007	3	100	982	

LAND DESCRIPTION

TOTAL OB/XF 982

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 04/29/2025 BY JS Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/04/2025 BY SYS