LOTS 68 & 69 CYPRESS LANDING S/D
WD 1029-2032, WD 1030-1581,

STEWART ROSA C
1471 SW INDIAN GLN
LAKE CITY, FL 32025

**2026**

**06-4S-17-08028-168**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

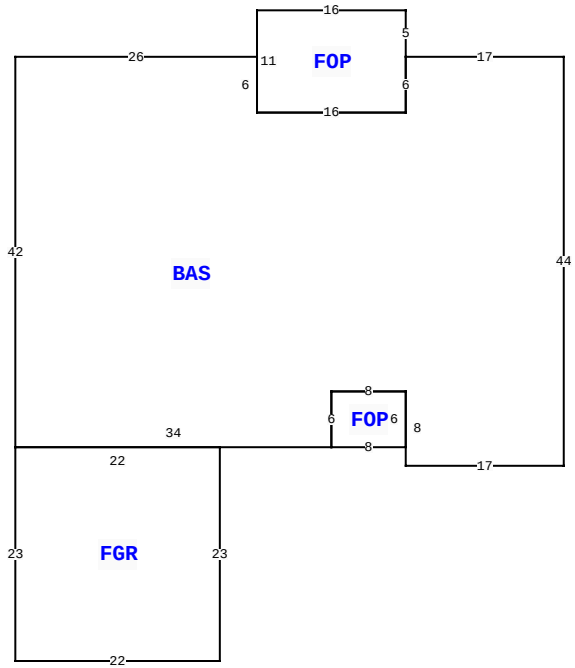
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,368 | 100 | | 2,368 | 237,710 |
| FGR | 506 | 55 | | 278 | 27,906 |
| FOP | 48 | 30 | | 14 | 1,406 |
| FOP | 176 | 30 | | 53 | 5,320 |
| TOTALS | 3,098 | | | 2,713 | 272,342 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,713 | 112.0320 | 125.48 | 340,427 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 2368 HX Base Yr 2006




1473 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 | | 272,342 |
| TOTAL MARKET OB/XF VALUE | | 4,550 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 321,892 |
| SOH/AGL Deduction | | 110,289 |
| ASSESSED VALUE | | 211,603 |
| TOTAL EXEMPTION VALUE | 13 HX HB | 211,603 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 321,892 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 325,296 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046957 | Roof Replacement | 31,528 | 04/13/2023 |
| 3098 | SFR | 625 | 11/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1029/2032 | 10/29/2004 | WD | Q | V | | 30,000 |

GRANTOR: RFJ PROPERTIES
GRANTEE: ROSA C STEWART

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FOP= N5 W16 S11 E16 N6$ S6 W16 N6 W26 S42 FGR= S23 E22 N23 W22$ E34 FOP= E8 N6 W8 S6$ N6 E8 S8 E17 N44$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 100 | 2,000 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 500 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 10 | 70 | 700.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 1,750 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,550

| 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 45,000 | | | | | | | |

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.51 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/04/2025 BY SYS