LOT 72 CYPRESS LANDING S/D.
996-234, WD 1141-2223, WD 1431-2

FURST CHRISTINE E/FURST NICHOLAS Z
1444 SW INDIAN GLN
LAKE CITY, FL 32025

**2026**

**06-4S-17-08028-172**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

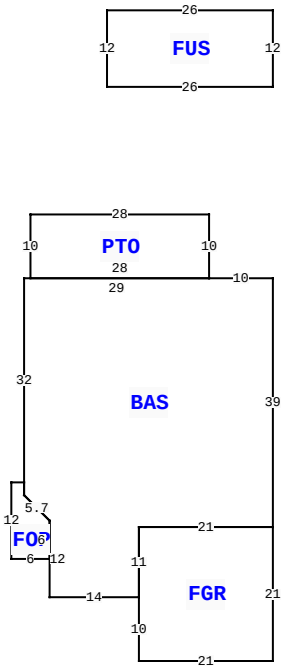
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,663 | 100 | | 1,663 | 165,330 |
| FGR | 441 | 55 | | 243 | 24,158 |
| FOP | 56 | 30 | | 17 | 1,690 |
| FUS | 312 | 100 | | 312 | 31,018 |
| PTO | 280 | 5 | | 14 | 1,392 |
| TOTALS | 2,752 | | | 2,249 | 223,588 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,249 | 115.4300 | 129.28 | 290,751 | 2003 | 2003 | 0 | 0 | 0 | 23.10 | 76.90 |

1 SINGLE FAM 100% - 2022 Heated Area: 1975 HX Base Yr 2022




1444 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 | | 223,588 |
| TOTAL MARKET OB/XF VALUE | | 1,248 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 247,336 |
| SOH/AGL Deduction | | 29,198 |
| ASSESSED VALUE | | 218,138 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 167,416 |
| TOTAL JUST VALUE | | 247,336 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2506 | SFR | 359 | 11/07/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1431/2143 | 3/03/2021 | WD | Q | I | 01 | 202,000 |
| GRANTOR: BRUNSON PATRICK J & H | | | | | | |
| GRANTEE: FURST CHRISTINE E | | | | | | |
| 1141/2223 | 1/28/2008 | WD | Q | I | | 199,900 |
| GRANTOR: HAROLD & OLGA DREEBEN | | | | | | |
| GRANTEE: PATRICK J & HELEN R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 PTO= N10 W28 S10 E28$ W29 S32 FOP= W2 S12 E6 N6 U4 L4 N2$ S2 R4 D4 S12 E14 FGR= S10 E21 N21 W21 S11$ N11 E21 N39$ PTR= N30 FUS= N12 W26 S12 E26$ S30$.

## 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 | 624.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 1,248 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,248

| 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 09/26/2016 BY DF Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/05/2025 BY SYS