LOT 73 CYPRESS LANDING S/D
WD 1030-1581, WD 1038-2129, WD 1

O'DELL STEPHEN S/KAHLER-O'DELL KATHERINE N
1438 SW INDIAN GLN
LAKE CITY, FL 32025

2025

06-4S-17-08028-173

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	12	HARDWOOD 30
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
Quality	05	05

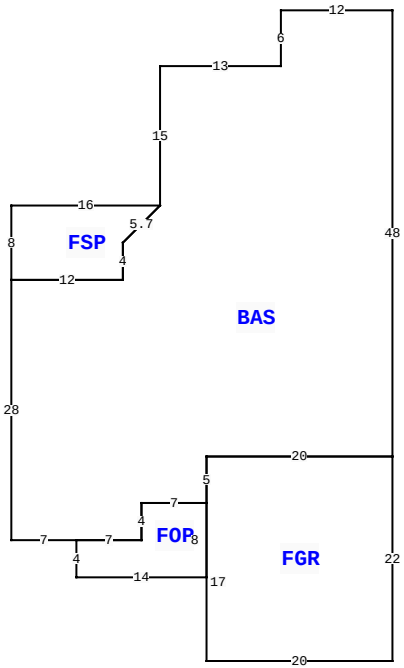
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	168,800
FGR	440	55		242	25,357
FOP	84	30		25	2,619
FSP	104	40		42	4,401
TOTALS	2,239			1,920	201,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	112.7140	126.24	242,381	2007	2007	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1611 HX Base Yr 2008



1438 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		201,176
TOTAL MARKET OB/XF VALUE		3,024
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		226,700
SOH/AGL Deduction		86,346
ASSESSED VALUE		140,354
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		84,632
TOTAL JUST VALUE		226,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3584	SFR	477	02/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1480/1507	11/16/2022	LE	U	I	14	100
GRANTOR: O'DELL STEPHEN S						
GRANTEE: KAHLER MICHAEL R						
1119/0904	5/14/2007	WD	Q	I		180,100
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: STEPHEN S & KATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S6 W13 S15 FSP= W16 S8 E12 N4 R4 U4 $ D4 L4 S4 W12 S28 E7 FOP= S4 E14 N8 W7 S4 W7$ E7 N4 E7 FGR= S17 E20 N22 W20 S5$ N5 E20 N48$.

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	608.00	UT	3.00	3.00	100	2007	2007	3	100	1,824	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,024

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 06/26/2025 BY SYS