LOT 74 CYPRESS LANDING S/D.
907-1920, QC 1014-2361, WD 1047-

PATEL RISHIR N/AMIN RAKESH
1434 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-174

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

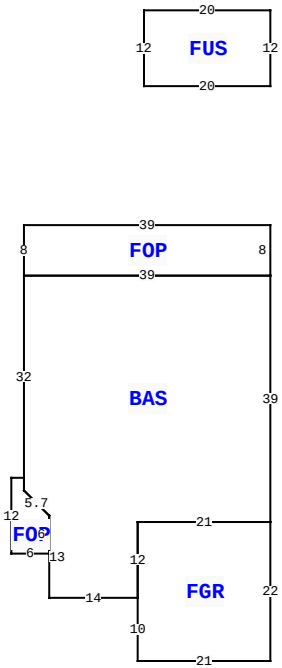
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,677	100		1,677	161,492
FGR	462	55		254	24,459
FOP	56	30		17	1,637
FOP	312	30		94	9,052
FUS	240	100		240	23,112
TOTALS	2,747			2,282	219,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	116.8220	130.84	298,577	2001	2001	0	0	0	26.40	73.60

1 SINGLE FAM 0% - 2022 Heated Area: 1917 HX Base Yr



1434 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	219,753
TOTAL MARKET OB/XF VALUE	11,357
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	253,610
SOH/AGL Deduction	0
ASSESSED VALUE	253,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,610
TOTAL JUST VALUE	253,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1933	POOL	120	10/19/2000
1897	SFR	375	08/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1032	1/11/2021	WD	Q	I	01	203,600
GRANTOR: LUKOCEVICH JAMES						
GRANTEE: PATEL RISHIR N						
1047/2782	5/31/2005	WD	Q	I		200,000
GRANTOR: WENDY PERRY						
GRANTEE: JAMES LUKOCEVICH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W39 S8 E39$ BAS= W39 S32 FOP= W2 S12 E6 N6 U4 L4 N2$ S2 R4 D4 S13 E14 FGR= S10 E21 N22 W21 S12$ N12 E21 N39$ PTR= N30 FUS= N12 W20 S12 E20$ 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	0280	POOL R/CON	0	0	12	31	408.00	UT	59.50	59.50	100	2001	2001	3	40	9,710	
2	0166	CONC,PAVMT	0	0	0	0	1,292.00	UT	1.28	1.28	100	2001	2001	3	100	1,647	

LAND DESCRIPTION

TOTAL OB/XF 11,357

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	0			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