

LOT 77 CYPRESS LANDING S/D
959-1024, WD 1038-2131, WD 1065-

PRAGA JEFFREY A/PRAGA CORRINE M
1404 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-177



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
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
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6417.1200	1.00/
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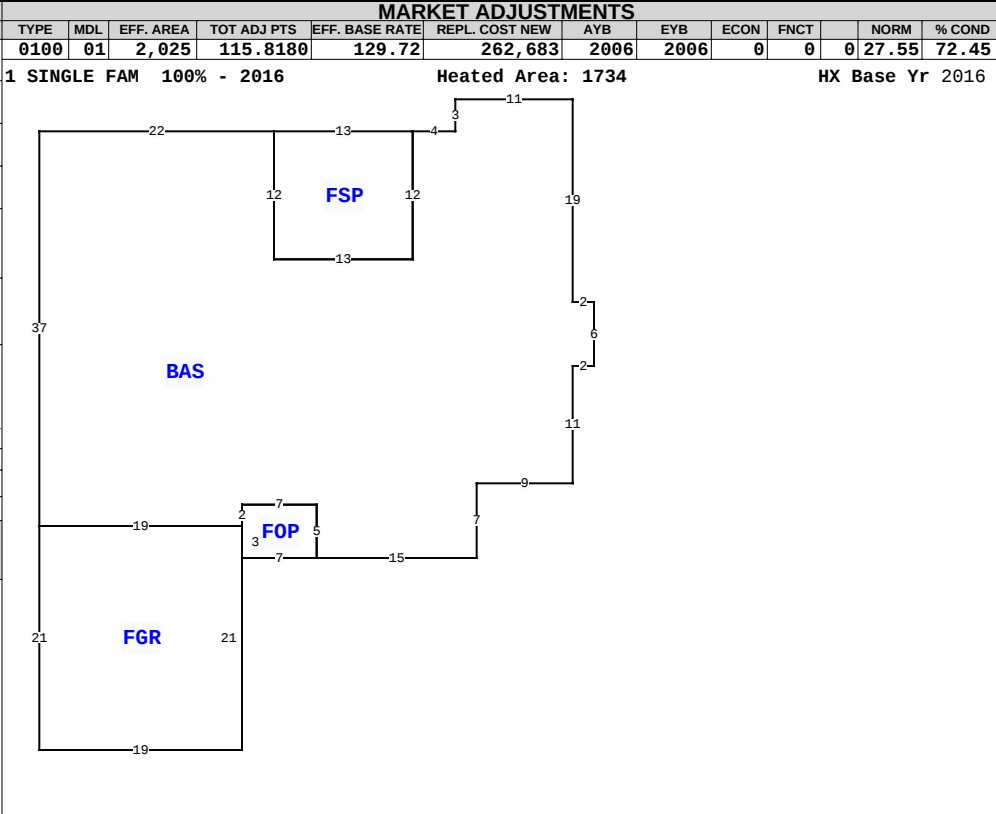
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	162,965
FGR	399	55		219	20,582
FOP	35	30		10	940
FSP	156	40		62	5,827

TOTALS	2,324			2,025	190,314
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	826.00	UT	2.50
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	09/26/2016	BY	DF
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1404 SW INDIAN GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
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Total Acres: 0.20	Total Land Value: 22,500	Market: 0	Agricultural: 0	Common: 22,500
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		190,314	
TOTAL MARKET OB/XF VALUE		4,465	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		217,279	
SOH/AGL Deduction		65,524	
ASSESSED VALUE		151,755	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		101,033	
TOTAL JUST VALUE		217,279	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,088	

SALE:2:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3493	SFR	562	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/0142	10/23/2015	WD	Q	I	01	148,000
GRANTOR: LIVIO BRASSO						
GRANTEE: JEFFREY A & CORRINE						
1065/0555	11/09/2005	WD	Q	V		22,000
GRANTOR: GATEWAY DEVEOPERS OF						
GRANTEE: BASSO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 S3 W4 FSP= W13 S12 E13 N12\$ S12 W13 N12 W22 S37									
FGR= S21 E19 N21 W19\$ E19 FOP= S3 E7 N5 W7 S2\$ N2 E7 S5 E15									
N7 E9 N11 E2 N6 W2 N19\$.									