LOT 78 CYPRESS LANDING S/D.
957-297, 969-1207, 987-39, WD 10

SCHULTZ ROBERT P/RAFFERTY KAREN L
1396 SW INDIAN GLN
LAKE CITY, FL 32025-0407

2026

06-4S-17-08028-178

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

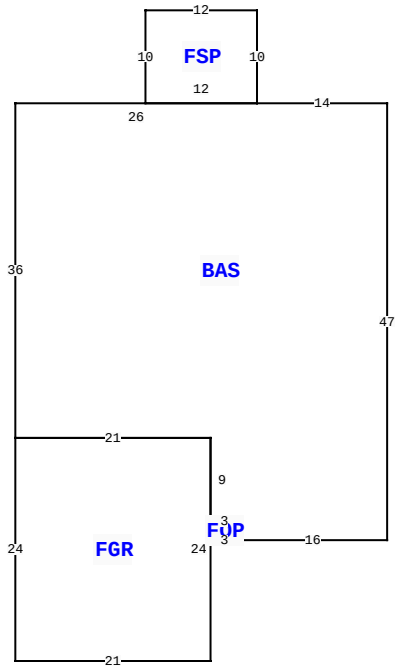
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	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	1,643	100		1,643	144,172
FGR	504	55		277	24,307
FOP	6	30		2	176
FSP	120	40		48	4,212
TOTALS	2,273			1,970	172,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	101.7530	113.96	224,501	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2005 Heated Area: 1643 HX Base Yr 2005



1396 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		172,866
TOTAL MARKET OB/XF VALUE		2,376
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		197,742
SOH/AGL Deduction		68,381
ASSESSED VALUE		129,361
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		73,639
TOTAL JUST VALUE		197,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045839	Roof Replacement	9,500	11/02/2022
2404	SFR	326	07/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/1056	11/13/2019	WD	U	I	30	100
GRANTOR: ROBERT P SCHULTZ						
GRANTEE: R SCHULTZ, K RAFFER						
1313/2368	5/08/2009	LE	U	I	14	100
GRANTOR: ROBERT P & PAULINE P						
GRANTEE: ROBERT P & PAULINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W12 S10 E12$ W26 S36 FGR= S24 E21 N24 W21$ E21 S9 FOP= S2 E3 N2 W3$ E3 S2 E16 N47$.

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	588.00	UT	2.00	2.00	100	2002	2002	3	100	1,176	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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 12/21/2022 BY JS Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/05/2025 BY SYS