LOT 81 CYPRESS LANDING S/D.
ORB 967-308, WD 994-927.

KANE MUSTAPHA
1360 SW INDIAN GLN
LAKE CITY, FL 32025-0411

2026

06-4S-17-08028-181

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

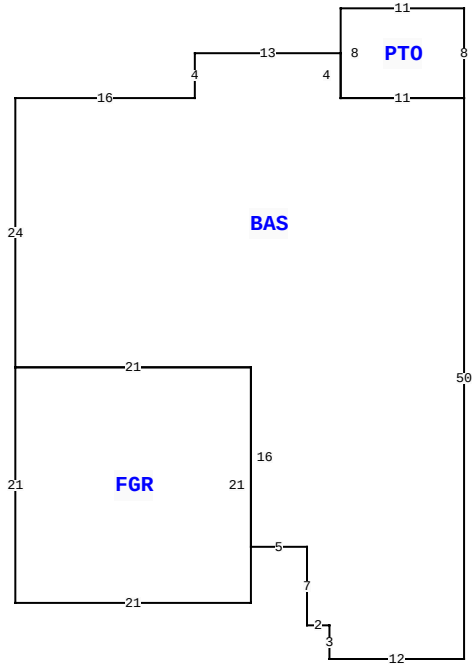
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	144,994
FGR	441	55		243	24,299
PTO	88	5		4	400
TOTALS	1,979			1,697	169,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	114.4640	128.20	217,555	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1450 HX Base Yr 2004



1360 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		169,693
TOTAL MARKET OB/XF VALUE		2,570
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,763
SOH/AGL Deduction		67,770
ASSESSED VALUE		126,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,271
TOTAL JUST VALUE		194,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0742	REROOF	10,000	09/09/2025
2505	SFR	348	11/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/0927	9/05/2003	WD	Q	I		116,100
GRANTOR: DARBY ROGERS COMPANY						
GRANTEE: MUSTAPHA KANE						
0967/0308	9/18/2002	WD	Q	V		14,000
GRANTOR: RFJ PROPERTIES INC						
GRANTEE: DARBY ROGERS COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S4 W16 S24 FGR= S21 E21 N21 W21$ E21 S16 E5 S7 E2 S3 E12 N50 PTO= N8 W11 S8 E11$ W11 N4$. E5

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	685.00	UT	2.00	2.00	100	2003	2003	3	100	1,370	

LAND DESCRIPTION

TOTAL OB/XF 2,570

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: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS