LOT 82 CYPRESS LANDING S/D
WD 1038-2131, WD 1083-889, LE 13

HOLBROOK BRENDA N
1350 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-182

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

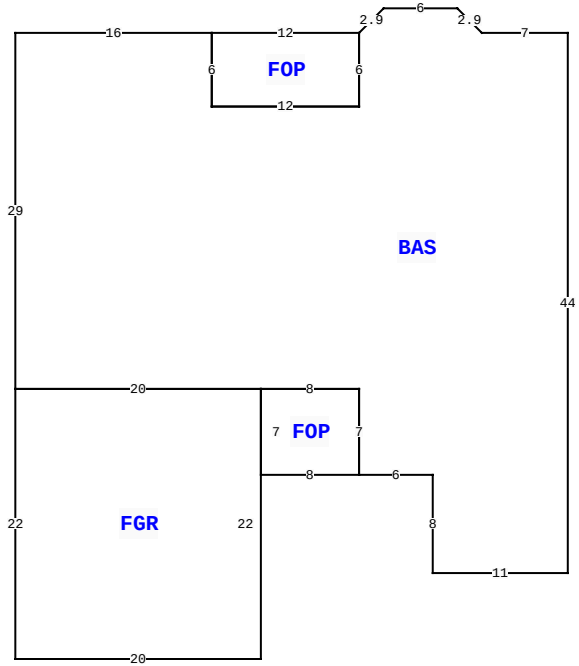
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	150,156
FGR	440	55		242	24,957
FOP	56	30		17	1,753
FOP	72	30		22	2,269
TOTALS	2,024			1,737	179,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	113.6800	127.32	221,155	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1456 HX Base Yr 2007



1350 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		179,136
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		203,256
SOH/AGL Deduction		71,114
ASSESSED VALUE		132,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,420
TOTAL JUST VALUE		203,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,467

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047387	Roof Replacement	13,800	06/05/2023
3470	SFR	501	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1341/0085	7/19/2017	LE	U	I	11	100
GRANTOR: BRENDA N HOLBROOK (LE						
GRANTEE: BILLY JOE UPCHURCH						
1083/0889	5/08/2006	WD	Q	I		170,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: BRENDA N HOLBROOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 L2 U2 W6 D2 L2 FOP= W12 S6 E12 N6$ S6 W12 N6 W16 S29 FGR= S22 E20 N22 W20$ E20 FOP= S7 E8 N7 W8$ E8 S7 E6 S8 E11 N44$.

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	648.00	UT	2.50	2.50	100	2006	2006	3	100	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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 07/19/2023 BY jerry Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS