LOT 84 CYPRESS LANDING S/D
937-2795, DIV 1076-1820. QCD 107

WEBSTER KELLY JEANE PRINS
1328 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-184

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

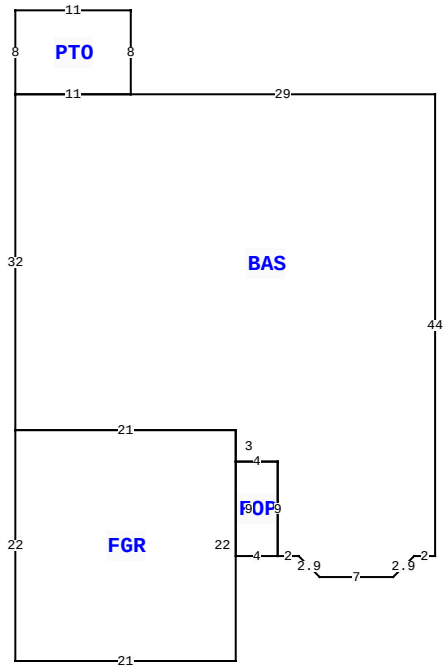
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,490	100		1,490	157,732
FGR	462	55		254	26,889
FOP	36	30		11	1,164
PTO	88	5		4	423
TOTALS	2,076			1,759	186,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	124.3620	139.29	245,011	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2010 Heated Area: 1490 HX Base Yr 2010



1328 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		186,208
TOTAL MARKET OB/XF VALUE		2,924
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		211,632
SOH/AGL Deduction		72,912
ASSESSED VALUE		138,720
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,998
TOTAL JUST VALUE		211,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2149	SFR	375	07/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/2100	3/08/2006	QC	Q	I	01	100
GRANTOR: LAWRENCE J DICKEY III						
GRANTEE: KELLY JEANE PRINS (						
0937/2795	10/15/2001	WD	Q	I		96,600
GRANTOR: RFJ PROPERTIES INC						
GRANTEE: LAWRENCE J DICKEY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N8 W11 S8 E11$ W11 S32 FGR= S22 E21 N22 W21$
E21 S3 FOP= S9 E4 N9 W4$ E4 S9 E2 D2 R2 E7 R2 U2 E2 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	629.00	UT	1.50	1.50	100	2001	2001	3	100	944	
2	0169	FENCE/WOOD	0	100	33	8	264.00	UT	7.50	7.50	100	2001	2001	3	100	1,980	

LAND DESCRIPTION

TOTAL OB/XF 2,924

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