



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Architectural	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	1,610	100		1,610	160,952
FGR	418	55		230	22,993
FSP	92	40		37	3,699
FSP	104	40		42	4,199
TOTALS	2,224			1,919	191,843

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,919	110.1920	123.42	236,843	2006	2006	0	0	0 19.00	81.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1610 HX Base Yr												
1318 SW INDIAN GLN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

TOTALS		2, 224			1, 919	191, 843	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	0	0	0	
2	0280	POOL R/CON	0	0	0	0	
3	0166	CONC, PAVMT	0	0	0	0	
4	0296	SHED METAL	0	0	12	24	
5	0169	FENCE/WOOD	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	0	
REVIEW DATE		09/26/2016		BY	DF

TOTAL OB/XF												
30,441												
REVIEW DATE 09/26/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS												

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1												
STANDARD												
VALUATION BY												
Tax Group: 1 Tax Dist:												
BUILDING MARKET VALUE 191,843												
TOTAL MARKET OB/XF VALUE 30,441												
TOTAL LAND VALUE - MARKET 22,500												
TOTAL MARKET VALUE 244,784												
SOH/AGL Deduction 0												
ASSESSED VALUE 244,784												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 244,784												
TOTAL JUST VALUE 244,784												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 248,507												

SALE:1:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1327	POOL	75	06/16/2009
3468	SFR	50	03/22/2006