LOT 88 CYPRESS LANDING S/D.
959-1024, WD 1030-1581, WD 1038-

MAYO LESLIE NICOLE
1290 SW INDIAN GLN
LAKE CITY, FL 32024

2026

06-4S-17-08028-188

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	06	06

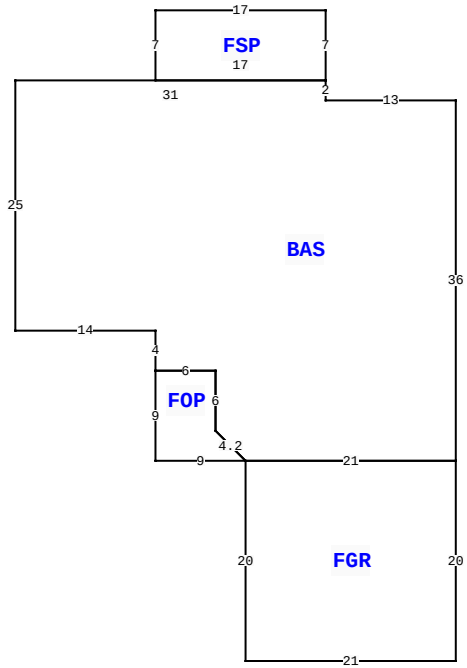
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100		1,406	179,518
FGR	420	55		231	29,494
FOP	59	30		18	2,298
FSP	119	40		48	6,129
TOTALS	2,004			1,703	217,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	121.2750	135.83	231,318	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 1406 HX Base Yr 2022



1290 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		217,439
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		240,875
SOH/AGL Deduction		21,698
ASSESSED VALUE		219,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,455
TOTAL JUST VALUE		240,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
876	SFR	0	10/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/1495	3/15/2021	WD	Q	I	01	199,900
GRANTOR: PRAVDIK BONNIE S						
GRANTEE: MAYO LESLIE NICOLE						
1387/2695	6/27/2019	WD	Q	I	01	169,900
GRANTOR: MODERA HOME BUILDERS						
GRANTEE: FRANK R & BONNIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N2 W31 S25 E14 S4 E6 S6 D3R3 E21 N36 $
FGR=[ORIG=-21,36] S20 E21 N20 W21 $
FSP=[ORIG=-13,-2] N7 W17 S7 E17 $
FOP=[ORIG=-30,27] S9 E9 U3L3 N6 W6 $
.

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	368.00	UT	2.00	2.00	100	2019	2019	3	100	736	
2	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	

LAND DESCRIPTION

TOTAL OB/XF 936

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 12/03/2019 BY HC Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS