LOT 55 CYPRESS LANDING S/D.

959-1024, WD 1038-2131, WD 1072-

TRUST NO 1299 SW INDIAN GLEN DATED JUNE 30, 2021
C/O MARK F MOSS, ESQ, 301 W BAY ST SUITE 1457
JACKSONVILLE, FL 32202

2026

06-4S-17-08028-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

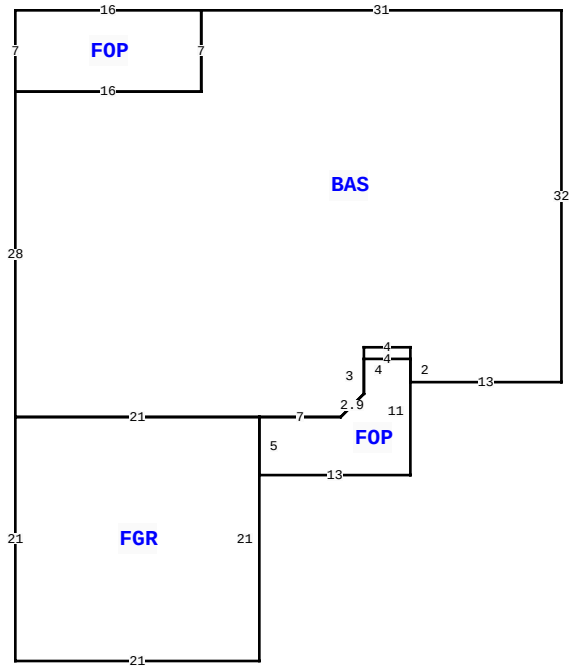
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,472	100		1,472	157,446
FGR	441	55		243	25,991
FOP	91	30		27	2,888
FOP	112	30		34	3,637
TOTALS	2,116			1,776	189,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,776	115.8360	132.05	234,521	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2022 Heated Area: 1472 HX Base Yr



1299 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	189,962
TOTAL MARKET OB/XF VALUE	1,608
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	214,070
SOH/AGL Deduction	0
ASSESSED VALUE	214,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,070
TOTAL JUST VALUE	214,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,051

SALE:2:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3419	SFR	521	09/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/1814	6/30/2021	WD	U	I	11	100
GRANTOR: ORTIZ DENISE						
GRANTEE: TRUST NO 1299 SW IN						
1415/0165	7/02/2020	PR	U	I	19	140,000
GRANTOR: JOYCE ALEXANDER PR ES						
GRANTEE: DENISE ORTIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= W16 S7 E16 N7$ S7 W16 S28 FGR= S21 E21 N21 W21$ E21 FOP= S5 E13 N11 W4 S4 D2 L2 W7$ E7 R2 U2 N3 E4 S2 E13 N32$.

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	0	0	0	643.00	UT	2.50	2.50	100	2006	2006	3	100	1,608	

LAND DESCRIPTION

TOTAL OB/XF 1,608

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS