

LOT 56 CYPRESS LANDING S/D.
959-1024, WD 1038-2131, WD 1097-

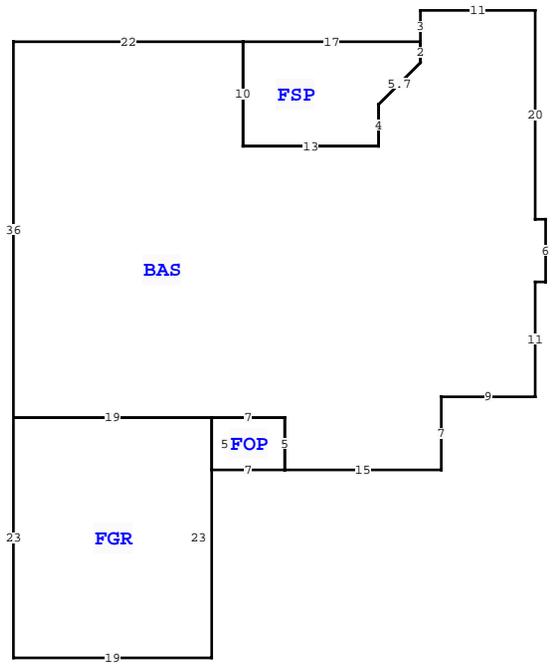
PATEL HASU
1313 SW INDIAN GLEN
LAKE CITY, FL 32025

2026

06-4S-17-08028-156
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	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	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100		
Condition Adj	03	0	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	1,750	100		1,750	173,010
FGR	437	55		240	23,727
FOP	35	30		10	989
FSP	146	40		58	5,734
TOTALS	2,368			2,058	203,459

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007								
					Heated Area: 1750						
						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			203,459
TOTAL MARKET OB/XF VALUE			2,371
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			228,330
SOH/AGL Deduction			73,915
ASSESSED VALUE			154,415
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			98,004
TOTAL JUST VALUE			228,330
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3583	SFR	477	02/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/1764	9/27/2006	WD Q	Q	I		193,800
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: NITIN & HASU PATEL						
1038/2131	2/15/2005	WD Q	V	01		288,000
GRANTOR: ROBERT F JORDAN						
GRANTEE: GATEWAY DEVELOPERS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W22 S36 FGR= S23 E19 N23 W19\$ E19 FOP= S5 E7 N5 W7\$ E7 S5 E15 N7 E9 N11 E1 N6 W1 N20 W11 S3 FSP= W17 S10 E13 N4 R4 U4 N2\$ S2 D4 L4 S4 W13 N10\$.	

EXTRA FEATURES																
L N	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			657.00	UT	3.00				3.00	1,971
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				0.00	400

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							