LOT 57 CYPRESS LANDING S/D.
WD 1038-2123, WD 1129-1658, WD 1

EAVES DAREK/EAVES LUCIANNA
1323 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-157

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

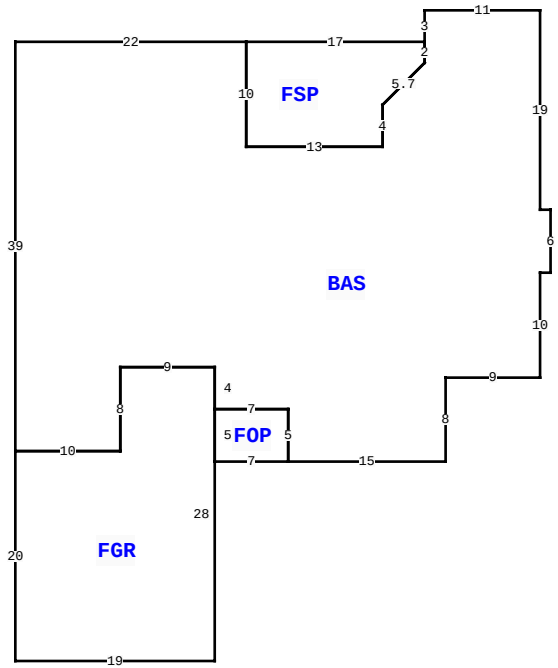
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,695	100		1,695	176,206
FGR	452	55		249	25,885
FOP	35	30		10	1,040
FSP	146	40		58	6,029
TOTALS	2,328			2,012	209,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	115.4340	131.59	264,759	2006	2010	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2025 Heated Area: 1695 HX Base Yr 2025



1323 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		209,160
TOTAL MARKET OB/XF VALUE		4,123
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		235,783
SOH/AGL Deduction		0
ASSESSED VALUE		235,783
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		179,372
TOTAL JUST VALUE		235,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3851	SFR	477	08/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/286	9/15/2023	WD	Q	I	01	285,000
GRANTOR: FREDRICH KENNETH L						
GRANTEE: EAVES DAREK						
1380/2241	3/20/2019	WD	Q	I	01	164,000
GRANTOR: ALEXANDER KARL MOORE						
GRANTEE: KENNETH L & SHARLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S3 FSP= W17 S10 E13 N4 R4 U4 N2$ S2 D4 L4 S4 W13 N10 W22 S39 FGR= S20 E19 N28 W9 S8 W10$ E10 N8 E9 S4 FOP= S5 E7 N5 W7$ E7 S5 E15 N8 E9 N10 E1 N6 W1 N19$.

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	641.00	UT	3.00	3.00	100	2006	2006	3	100	1,923	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,123

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 10/18/2023 BY TP Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS