LOT 61 CYPRESS LANDING S/D.

930-2870, WD 1358-2671,

LEAL GUILLERMO ENRIQUE MOLERO/ZAMBRANO ROBERTO E F
1391 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-161

BUILDING CHARACTERISTICS

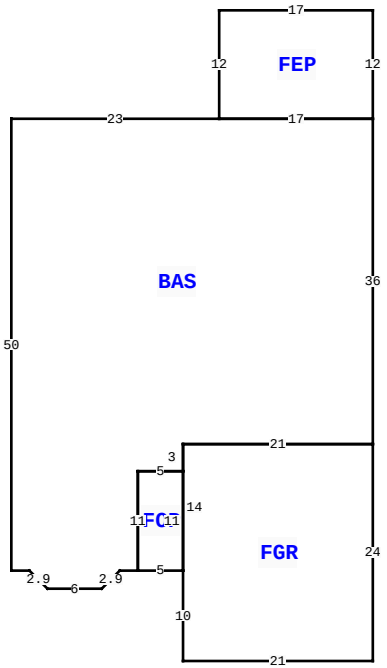
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,667	100		1,667	156,680
FEP	204	80		163	15,320
FGR	504	55		277	26,035
FOP	55	30		16	1,504
TOTALS	2,430			2,123	199,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	112.4230	123.67	262,551	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2019 Heated Area: 1667 HX Base Yr 2019



1391 SW INDIAN GLN, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	725.00	UT	1.50	1.50	100	2001	2001	3	100	1,088	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	199,539
TOTAL MARKET OB/XF VALUE	2,288
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	224,327
SOH/AGL Deduction	61,190
ASSESSED VALUE	163,137
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	111,726
TOTAL JUST VALUE	224,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2150	SFR	468	07/23/2001
00957			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/2671	4/30/2018	WD	Q	I	01	152,000
GRANTOR: WILLIAM G & MAZINE I						
GRANTEE: GUILLERMO E M LEAL						
0930/2870	7/03/2001	WD	Q	V	01	14,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: WILLIAM & MAXINE RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S50 E2 D2 R2 E6 R2 U2 E2 FOP= E5 FGR= S10 E21 N24 W21 S14$ N11 W5 S11$ N11 E5 N3 E21 N36 FEP= N12 W17 S12 E17$ W17$.

LAND DESCRIPTION

TOTAL OB/XF 2,288

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 04/29/2025 BY JS Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS