LOT 63 CYPRESS LANDING S/D.
WD 1038-2123, WD 1146-650, WD 13

AVERY JASON A/AVERY JESSICA M
1417 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-163

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

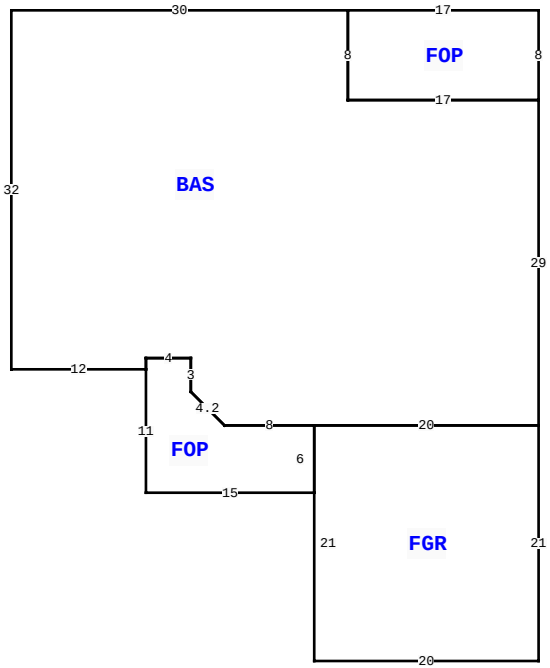
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	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	1,515	100		1,515	144,962
FGR	420	55		231	22,103
FOP	119	30		36	3,445
FOP	136	30		41	3,923
TOTALS	2,190			1,823	174,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	110.1520	125.57	228,914	2008	2008	0	0	0	23.80	76.20

1 SINGLE FAM 100% - 2018 Heated Area: 1515 HX Base Yr 2018



1417 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		174,432
TOTAL MARKET OB/XF VALUE		1,860
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,792
SOH/AGL Deduction		64,971
ASSESSED VALUE		133,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,410
TOTAL JUST VALUE		198,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
56	SFR	436	03/05/2007
00680			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/1911	5/08/2017	WD	Q	I	01	139,000
GRANTOR: JASON ANDREW & APRIL						
GRANTEE: JASON A & JESSICA M						
1146/0650	3/24/2008	WD	Q	I		167,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: JASON ANDREW MURRAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S11 E15 N6 W8 U3 L3 N3 W4 S1 $ N1 E4 S3 R3 D3 E8 FGR= S21 E20 N21 W20$ E20 N29 FOP= N8 W17 S8 E17$ W17 N8$.

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	620.00	UT	3.00	3.00	100	2008	2008	3	100	1,860	

LAND DESCRIPTION

TOTAL OB/XF 1,860

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 10/18/2024 BY JS Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS