LOT 64 CYPRESS LANDING S/D.
WD 1038-2123, WD 1188-877, WD 14

GATTO JOSEPH ANTHONY/GATTO SHIRLEY ANN
1431 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-164

BUILDING CHARACTERISTICS

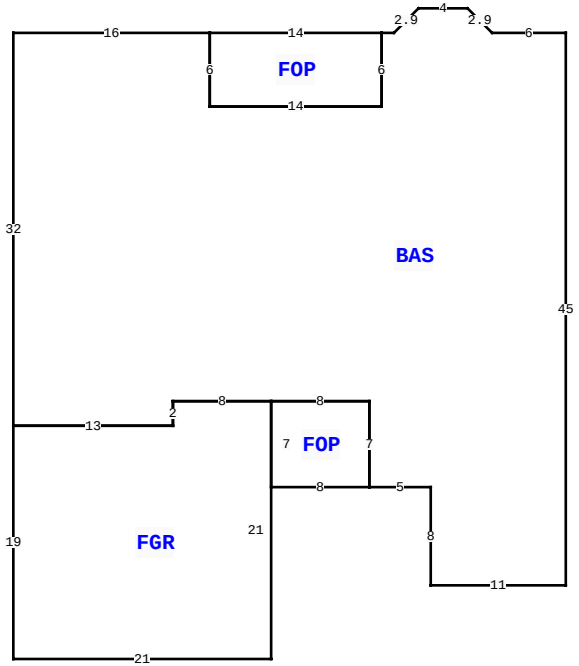
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,504	100		1,504	164,331
FGR	415	55		228	24,912
FOP	56	30		17	1,858
FOP	84	30		25	2,731
TOTALS	2,059			1,774	193,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	115.5000	127.05	225,387	2008	2015	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2024 Heated Area: 1504 HX Base Yr 2024



1431 SW INDIAN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,833
TOTAL MARKET OB/XF VALUE		2,061
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		218,394
SOH/AGL Deduction		0
ASSESSED VALUE		218,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,983
TOTAL JUST VALUE		218,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,918

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043982	Roof Replacement	15,532	03/22/2022
118	SFR	50	11/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1562	4/30/2024	LE	U	I	14	100
GRANTOR: GATTO JOSEPH ANTHONY						
GRANTEE: GATTO JOSEPH ANTHON						
1498/1098	9/05/2023	WD	Q	I	01	255,500
GRANTOR: HERGET BENJAMIN R						
GRANTEE: GATTO JOSEPH ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 L2 U2 W4 D2 L2 W1 FOP= W14 S6 E14 N6$ S6 W14 N6 W16 S32 FGR= S19 E21 N21 W8 S2 W13$ E13 N2 E8 FOP= S7 E8 N7 W8$ E8 S7 E5 S8 E11 N45$.

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	687.00	UT	3.00	3.00	100	2008	2008	3	100	2,061	

LAND DESCRIPTION

TOTAL OB/XF 2,061

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 10/12/2023 BY TP Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS