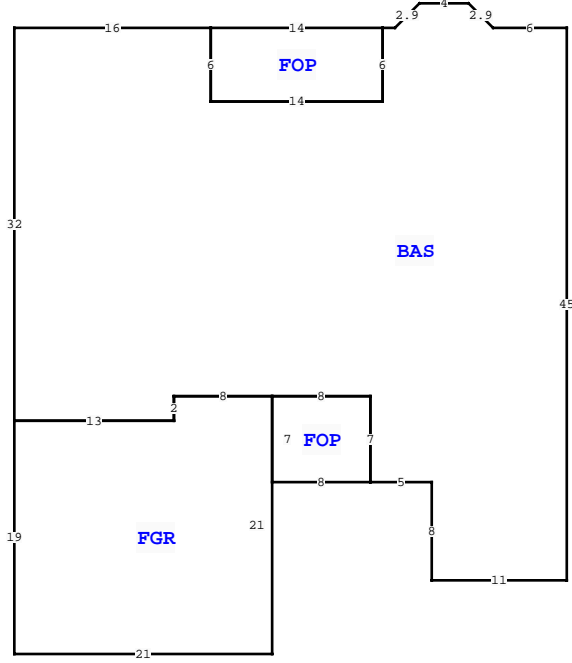


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

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	129.36	229,485	2008	2015	0	0	0	14.00	86.00
1 SINGLE FAM			100% - 2024	Heated Area: 1504			HX Base Yr 2024					



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	167,319
FGR	415	55		228	25,365
FOP	56	30		17	1,891
FOP	84	30		25	2,781
TOTALS	2,059			1,774	197,357

1431 SW INDIAN GLN, LAKE CITY

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

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			3.00	100	2008	2008	3	100	2,061	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	197,357	
TOTAL MARKET OB/XF VALUE	2,061	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	221,918	
SOH/AGL Deduction	0	
ASSESSED VALUE	221,918	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	170,507	
TOTAL JUST VALUE	221,918	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	225,131	

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	I	14	100
GRANTOR: GATTO JOSEPH ANTHONY						
GRANTEE: GATTO JOSEPH ANTHONY						
1498/1098	9/05/2023	WD Q	I	I	01	255,500
GRANTOR: HERGET BENJAMIN R						
GRANTEE: GATTO JOSEPH ANTHONY						

**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\$.

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								