LOT 65 CYPRESS LANDING S/D

WD 1038-2123, WD 1144-1159,

COMBS LONNIE J/COMBS LANITA
1445 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-165

BUILDING CHARACTERISTICS

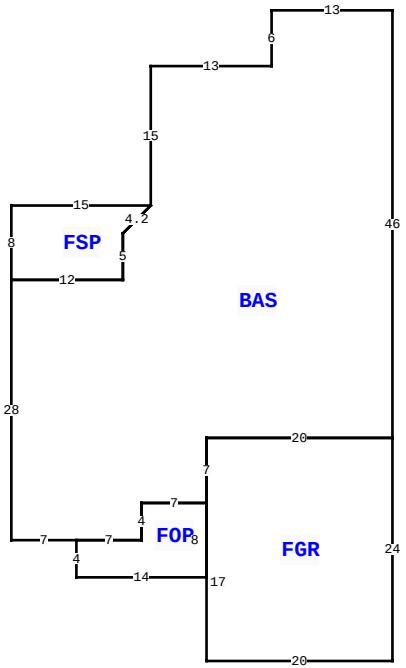
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,596	100		1,596	161,706
FGR	480	55		264	26,748
FOP	84	30		25	2,533
FSP	101	40		40	4,052
TOTALS	2,261			1,925	195,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	112.3260	123.56	237,853	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1596 HX Base Yr 2009



1445 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	0	0	643.00	UT	3.00	3.00	100	2007	2007	3	100	1,929	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		195,039
TOTAL MARKET OB/XF VALUE		1,929
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		219,468
SOH/AGL Deduction		71,510
ASSESSED VALUE		147,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,547
TOTAL JUST VALUE		219,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
68	SFR	451	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1159	2/22/2008	WD	Q	I		176,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: LONNIE J & LANITA C						
1038/2123	2/15/2005	WD	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S6 W13 S15 FSP= W15 S8 E12 N5 R3 U3 $ D3 L3 S5 W12 S28 E7 FOP= S4 E14 N8 W7 S4 W7$ E7 N4 E7 FGR= S17 E20 N24 W20 S7$ N7 E20 N46$.

LAND DESCRIPTION

TOTAL OB/XF 1,929

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 09/26/2015 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS