LOTS 68 & 69 CYPRESS LANDING S/D
WD 1029-2032, WD 1030-1581,

STEWART ROSA C
1471 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-168

BUILDING CHARACTERISTICS

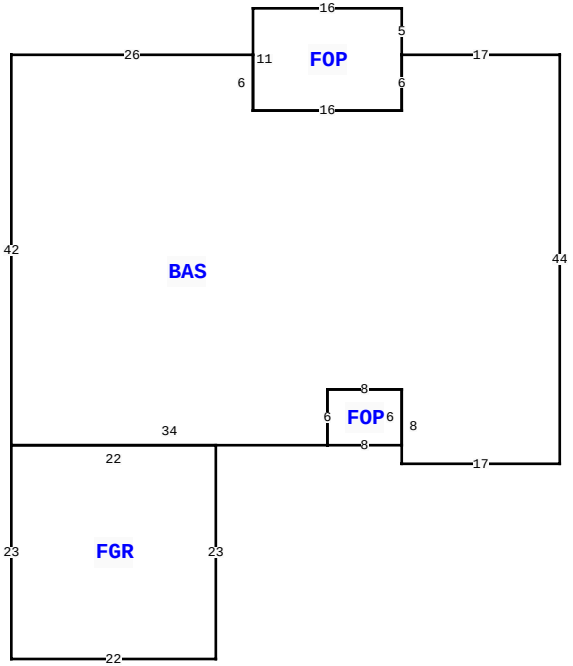
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,368	100		2,368	233,466
FGR	506	55		278	27,409
FOP	48	30		14	1,380
FOP	176	30		53	5,226
TOTALS	3,098			2,713	267,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	112.0320	123.24	334,350	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2368 HX Base Yr 2006



1473 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0166	CONC,PAVMT	0	100	10	70	700.00	UT	2.50	2.50	100	2005	2005	3	100	1,750	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	267,480
TOTAL MARKET OB/XF VALUE	4,550
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	322,030
SOH/AGL Deduction	104,713
ASSESSED VALUE	217,317
TOTAL EXEMPTION VALUE	13 HX HB 217,317
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	322,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046957	Roof Replacement	31,528	04/13/2023
3098	SFR	625	11/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/2032	10/29/2004	WD	Q	V		30,000

GRANTOR: RFJ PROPERTIES

GRANTEE: ROSA C STEWART

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N5 W16 S11 E16 N6$ S6 W16 N6 W26 S42 FGR= S23 E22 N23 W22$ E34 FOP= E8 N6 W8 S6$ N6 E8 S8 E17 N44$.

LAND DESCRIPTION

TOTAL OB/XF 4,550

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	2.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	50,000							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.51 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS