LOT 72 CYPRESS LANDING S/D.
996-234, WD 1141-2223, WD 1431-2

FURST CHRISTINE E/FURST NICHOLAS Z
1444 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-172

BUILDING CHARACTERISTICS

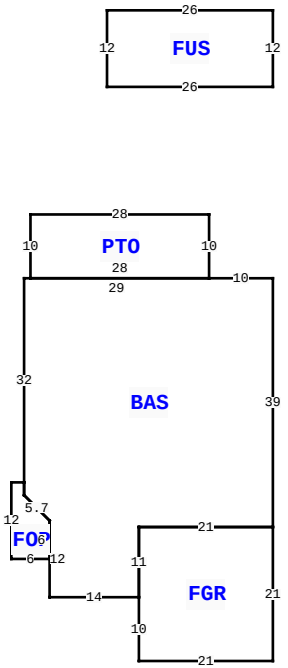
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,663	100		1,663	162,375
FGR	441	55		243	23,727
FOP	56	30		17	1,660
FUS	312	100		312	30,464
PTO	280	5		14	1,367
TOTALS	2,752			2,249	219,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,249	115.4300	126.97	285,556	2003	2003	0	0	0	23.10	76.90

1 SINGLE FAM 100% - 2022 Heated Area: 1975 HX Base Yr 2022



1444 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	624.00	UT	2.00	2.00	100	2003	2003	3	100	1,248	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		219,593
TOTAL MARKET OB/XF VALUE		1,248
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		243,341
SOH/AGL Deduction		19,314
ASSESSED VALUE		224,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,616
TOTAL JUST VALUE		243,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2506	SFR	359	11/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2143	3/03/2021	WD	Q	I	01	202,000
GRANTOR: BRUNSON PATRICK J & H						
GRANTEE: FURST CHRISTINE E						
1141/2223	1/28/2008	WD	Q	I		199,900
GRANTOR: HAROLD & OLGA DREEBEN						
GRANTEE: PATRICK J & HELEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N10 W28 S10 E28$ W29 S32 FOP= W2 S12 E6 N6 U4 L4 N2$ S2 R4 D4 S12 E14 FGR= S10 E21 N21 W21 S11$ N11 E21 N39$ PTR= N30 FUS= N12 W26 S12 E26$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 1,248

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 09/26/2016 BY DF Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS