LOT 75 CYPRESS LANDING S/D.
959-1024, WD 1038-2131, WD 1051-

KINLAW GAIL J
1416 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-175

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

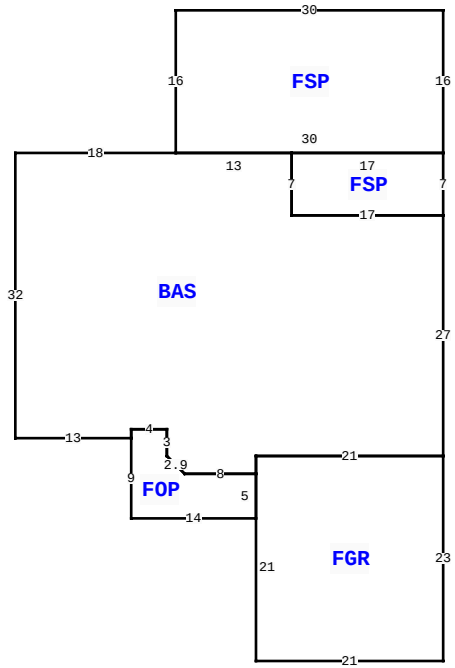
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,493	100		1,493	167,694
FGR	483	55		266	29,877
FOP	92	30		28	3,145
FSP	119	40		48	5,391
FSP	480	40		192	21,566
TOTALS	2,667			2,027	227,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	123.1560	140.40	284,591	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1493 HX Base Yr 2023



1416 SW INDIAN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		227,673
TOTAL MARKET OB/XF VALUE		2,055
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		252,228
SOH/AGL Deduction		8,988
ASSESSED VALUE		243,240
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		141,829
TOTAL JUST VALUE		252,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3329	SFR	525	07/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/623	4/16/2025	LE	U	I	14	100
GRANTOR: KINLAW GAIL J						
GRANTEE: KINLAW GAIL J (ENH						
1460/2554	2/22/2022	WD	Q	I	01	250,100
GRANTOR: KING JERRY L						
GRANTEE: KINLAW IIEY WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S32 E13 FOP= S9 E14 N5 W8 U2 L2 N3 W4 S1$ N1 E4 S3 R2 D2 E8 FGR= S21 E21 N23 W21 S2$ N2 E21 N27 FSP= N7 FSP= N16 W30 S16 E30$ W17 S7 E17$ W17 N7 W13$.

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	822.00	UT	2.50	2.50	100	2005	2005	3	100	2,055	

LAND DESCRIPTION

TOTAL OB/XF 2,055

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 05/13/2026 BY SYS