LOT 77 CYPRESS LANDING S/D

959-1024, WD 1038-2131, WD 1065-

PRAGA JEFFREY A/PRAGA CORRINE M
1404 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-177

BUILDING CHARACTERISTICS

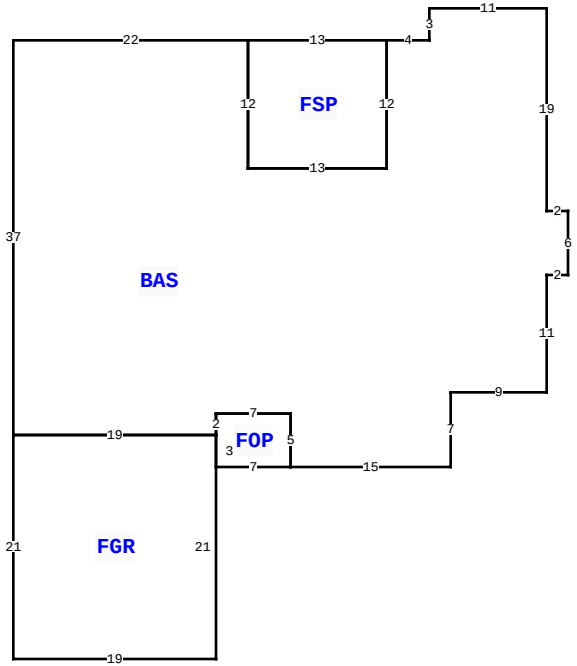
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,734	100		1,734	160,051
FGR	399	55		219	20,214
FOP	35	30		10	923
FSP	156	40		62	5,723
TOTALS	2,324			2,025	186,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	115.8180	127.40	257,985	2006	2006	0	0	0	27.55	72.45

1 SINGLE FAM 100% - 2016 Heated Area: 1734 HX Base Yr 2016



1404 SW INDIAN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		186,910
TOTAL MARKET OB/XF VALUE		4,465
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		213,875
SOH/AGL Deduction		58,023
ASSESSED VALUE		155,852
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,441
TOTAL JUST VALUE		213,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,279

SALE:2:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0011	REROOF	15,250	01/07/2026
3493	SFR	562	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0142	10/23/2015	WD	Q	I	01	148,000
GRANTOR: LIVIO BRASSO						
GRANTEE: JEFFREY A & CORRINE						
1065/0555	11/09/2005	WD	Q	V		22,000
GRANTOR: GATEWAY DEVEOPERS OF						
GRANTEE: BASSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S3 W4 FSP= W13 S12 E13 N12$ S12 W13 N12 W22 S37
FGR= S21 E19 N21 W19$ E19 FOP= S3 E7 N5 W7 S2$ N2 E7 S5 E15
N7 E9 N11 E2 N6 W2 N19$.

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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	826.00	UT	2.50	2.50	100	2006	2006	3	100	2,065	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,465

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: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS