LOT 79 CYPRESS LANDING S/D

972-2229, 989-175, WD 1179-1746,

NICKELL B.J. 2023 FAMILY TRUST DATED MAY 9, 2023
845 SE TEAKWOOD TER
LAKE CITY, FL 32025

2027

06-4S-17-08028-179

BUILDING CHARACTERISTICS

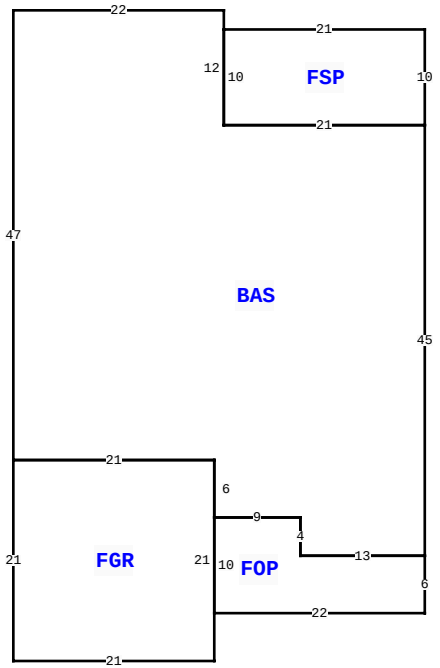
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,953	100		1,953	186,762
FGR	441	55		243	23,238
FOP	168	30		50	4,781
FSP	210	40		84	8,032
TOTALS	2,772			2,330	222,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	111.4530	122.60	285,658	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 0% - 2026 Heated Area: 1953 HX Base Yr



1384 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	0	0	0	544.00	UT	2.00	2.00	100	2003	2003	3	100	1,088	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	222,813
TOTAL MARKET OB/XF VALUE	3,088
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	248,401
SOH/AGL Deduction	0
ASSESSED VALUE	248,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,401
TOTAL JUST VALUE	248,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047051	Roof Replacement	27,614	04/24/2023
2557	SFR	399	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2017	3/18/2026	WD	Q	I	01	310,000
GRANTOR: WINARTA ALBERT						
GRANTEE: NICKELL B.J. 2023 F						
1462/1885	3/24/2022	WD	U	I	11	100
GRANTOR: WINARTA ALBERT						
GRANTEE: WINARTA ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S47 FGR= S21 E21 N21 W21$ E21 S6 FOP= S10 E22 N6 W13 N4 W9$ E9 S4 E13 N45 FSP= N10 W21 S10 E21$ W21 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,088

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/14/2026 BY TP Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS