

LOT 79 CYPRESS LANDING S/D
972-2229, 989-175, WD 1179-1746,

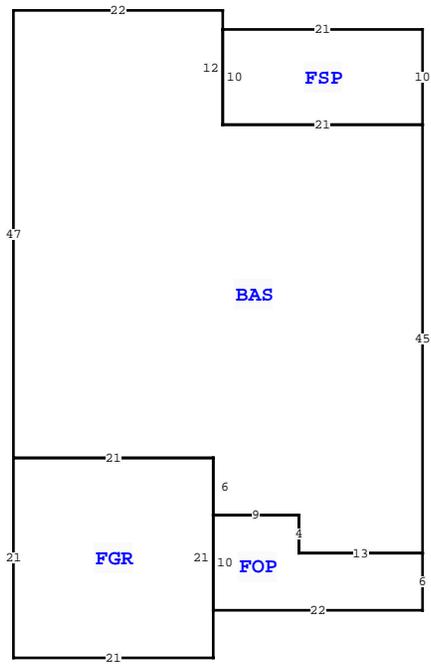
NICKELL B.J. 2023 FAMILY TRUST DATED MAY 9, 2023
845 SE TEAKWOOD TER
LAKE CITY, FL 32025

2026

06-4S-17-08028-179
VALUATION SUMMARY PAGE 1 of 1

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1953	HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	193,555
FGR	441	55		243	24,083
FOP	168	30		50	4,955
FSP	210	40		84	8,325
TOTALS	2,772			2,330	230,919

1384 SW INDIAN GLN, LAKE CITY

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

L N	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			2.00	100	2003	2003	3	100	1,088	

TOTAL OB/XF 1,088

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		230,919
TOTAL MARKET OB/XF VALUE		1,088
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		254,507
SOH/AGL Deduction		0
ASSESSED VALUE		254,507
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		254,507
TOTAL JUST VALUE		254,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,363

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	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\$.