LOT 80 CYPRESS LANDING S/D

WD 1038-2131, WD 1051-2655, WD 1

BRADLEY TAMMARA DIANE
1370 SW INDIAN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08028-180

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

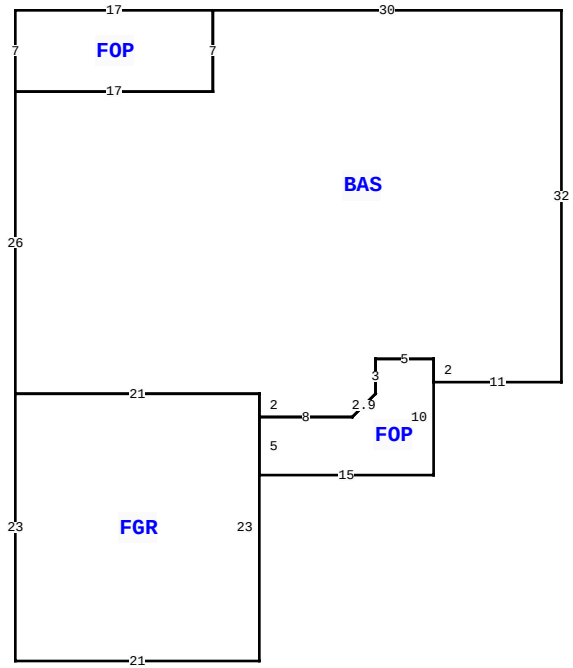
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,424	100		1,424	155,765
FGR	483	55		266	29,097
FOP	102	30		31	3,391
FOP	119	30		36	3,938
TOTALS	2,128			1,757	192,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	132.4400	150.98	265,272	2006	2006	0	0	0	27.55	72.45

1 SINGLE FAM 100% - 2023 Heated Area: 1424 HX Base Yr 2023



1370 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		192,190
TOTAL MARKET OB/XF VALUE		1,808
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		216,498
SOH/AGL Deduction		3,298
ASSESSED VALUE		213,200
TOTAL EXEMPTION VALUE	HX HB 13	213,200
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		216,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,903

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3328	SFR	525	07/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2491	4/06/2022	WD	Q	I	01	257,100
GRANTOR: BRADY WILLIAM T						
GRANTEE: BRADLEY TAMMARA DIA						
1051/2655	6/30/2005	WD	Q	V		22,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: WILLIAM T BRADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W17 S7 E17 N7$ S7 W17 S26 FGR= S23 E21 N23 W21$ E21 S2 FOP= S5 E15 N10 W5 S3 D2 L2 W8$ E8 R2 U2 N3 E5 S2 E11 N32$.

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	643.00	UT	2.50	2.50	100	2006	2006	3	100	1,608	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,808

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 09/15/2022 BY CP Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/12/2026 BY SYS