LOT 83 CYPRESS LANDING S/D

WD 1038-2131, WD 1089-2552, WD 1

AVERY CARRIE
1340 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-183

BUILDING CHARACTERISTICS

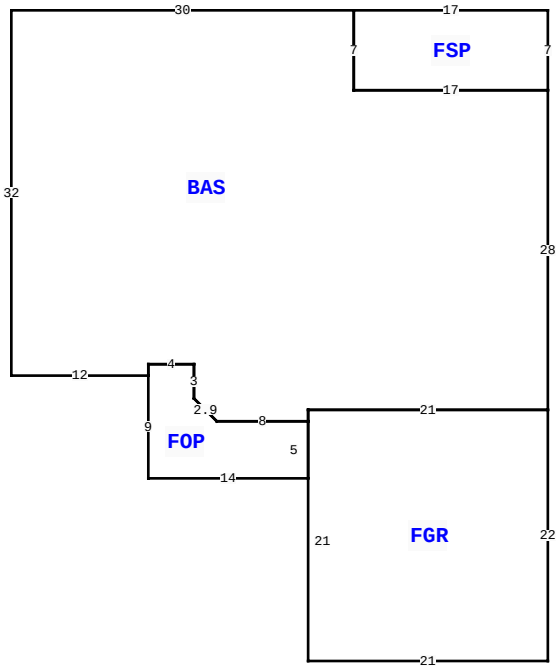
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 20
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	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	1,482	100		1,482	155,576
FGR	462	55		254	26,664
FOP	92	30		28	2,940
FSP	119	40		48	5,039
TOTALS	2,155			1,812	190,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	130.0200	143.02	259,152	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2022 Heated Area: 1482 HX Base Yr 2022



1340 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	100	0	0	650.00	UT	3.00	3.00	100	2006	2006	3	100	1,950	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,218
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		214,668
SOH/AGL Deduction		13,235
ASSESSED VALUE		201,433
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,022
TOTAL JUST VALUE		214,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0291		20,659	05/15/2026
000044886	Solar Power Syste	44,903	07/06/2022
3469	SFR	50	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1572/206	6/12/2026	WD	Q	I	01	292,000
GRANTOR: PUTNEY CHRISTELLE						
GRANTEE: AVERY CARRIE						
1448/1225	9/23/2021	WD	Q	I	01	215,000
GRANTOR: O'NEAL KEONA M						
GRANTEE: PUTNEY CHRISTELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S32 E12 FOP= S9 E14 N5 W8 U2 L2 N3 W4 S1$ N1 E4 S3 R2 D2 E8 FGR= S21 E21 N22 W21 S1$ N1 E21 N28 FSP= N7 W17 S7 E17$ W17 N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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 10/26/2026 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS