LOT 85 CYPRESS LANDING S/D.

WD 1038-2131, WD 1087-546,

TRAN QUOC/NGUYEN THUY T
1318 SW INDIAN GLN
LAKE CITY, FL 32025

**2027**

**06-4S-17-08028-185**

## BUILDING CHARACTERISTICS

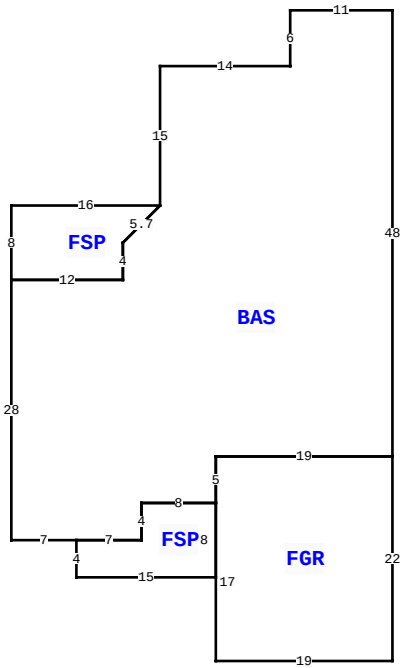
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 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 | 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 | 1,610 | 100 | | 1,610 | 158,070 |
| FGR | 418 | 55 | | 230 | 22,581 |
| FSP | 92 | 40 | | 37 | 3,633 |
| FSP | 104 | 40 | | 42 | 4,124 |
| TOTALS | 2,224 | | | 1,919 | 188,408 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,919 | 110.1920 | 121.21 | 232,602 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1610 HX Base Yr




1318 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 | 598.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 1,794 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 0 | 0 | 484.00 | UT | 70.00 | 70.00 | 100 | 2009 | 2009 | 3 | 61 | 20,667 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 944.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 2,124 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 12 | 24 | 288.00 | UT | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 100 | 2,880 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 192.00 | UT | 15.50 | 15.50 | 100 | 2009 | 2009 | 3 | 100 | 2,976 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 188,408 |
| TOTAL MARKET OB/XF VALUE | 30,441 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 241,349 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 241,349 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 241,349 |
| TOTAL JUST VALUE | 241,349 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 244,784 |

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

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1327 | POOL | 75 | 06/16/2009 |
| 3468 | SFR | 50 | 03/22/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1259/0387 | 7/31/2013 | WD | Q | I | 01 | 165,000 |
| GRANTOR: SARAH MOSES (AKA SARA | | | | | | |
| GRANTEE: QUOC TRAN & THUY T | | | | | | |
| 1184/2647 | 11/25/2009 | WD | Q | I | 01 | 163,500 |
| GRANTOR: RICKIE JR & JEANELLE | | | | | | |
| GRANTEE: SARAH M RATLIFF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 S6 W14 S15 FSP= W16 S8 E12 N4 R4 U4 $ D4 L4 S4 W12 S28 E7 FSP= S4 E15 N8 W8 S4 W7$ E7 N4 E8 FGR= S17 E19 N22 W19 S5$ N5 E19 N48$.

## LAND DESCRIPTION

TOTAL OB/XF 30,441

| 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 09/26/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS