LOT 86 CYPRESS LANDING S/D.
906-2207, 934-1444, WD 1013-2316

MORRIS DEBORAH ANN
1308 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-186

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

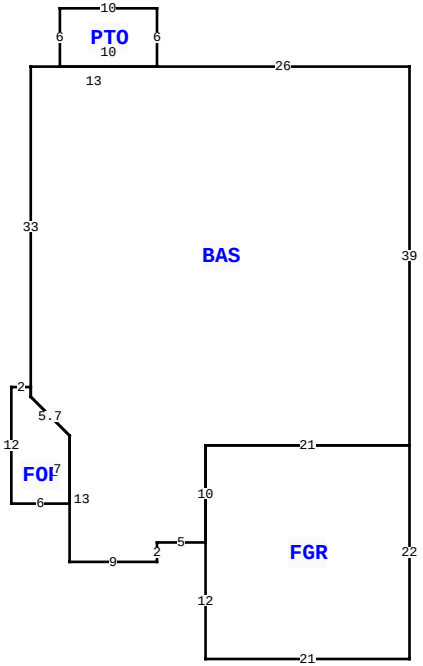
NEIGHBORHOOD/LOC 6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,667	100		1,667	155,185
FGR	462	55		254	23,645
FOP	60	30		18	1,676
PTO	60	5		3	279
TOTALS	2,249			1,942	180,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	111.3560	122.49	237,876	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2011 Heated Area: 1667 HX Base Yr 2011



1308 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	710.00	UT	1.50	1.50	100	2001	2001	3	100	1,065	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	180,786
TOTAL MARKET OB/XF VALUE	2,465
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	205,751
SOH/AGL Deduction	57,346
ASSESSED VALUE	148,405
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	96,994
TOTAL JUST VALUE	205,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045842	Roof Replacement	14,891	11/02/2022
1865	SFR	334	07/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/534	10/06/2026	QC	U	I	11	100
GRANTOR: AIKENS KING D						
GRANTEE: MORRIS DEBORAH ANN						
1380/1778	3/14/2019	WD	U	I	11	100
GRANTOR: KING D AIKENS & DEBOR						
GRANTEE: KING D & DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N6 W10 S6 E10$ W13 S33 FOP= W2 S12 E6 N7 U4 L4 N1$ S1 R4 D4 S13 E9 N2 E5 FGR= S12 E21 N22 W21 S10$ N10 E21 N39$.

LAND DESCRIPTION

TOTAL OB/XF 2,465

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