LOT 90 CYPRESS LANDING S/D.
959-1024, WD 1030-1581, WD 1038-

SHEPPARD NIGERIA
1285 SW INDIAN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08028-190

BUILDING CHARACTERISTICS

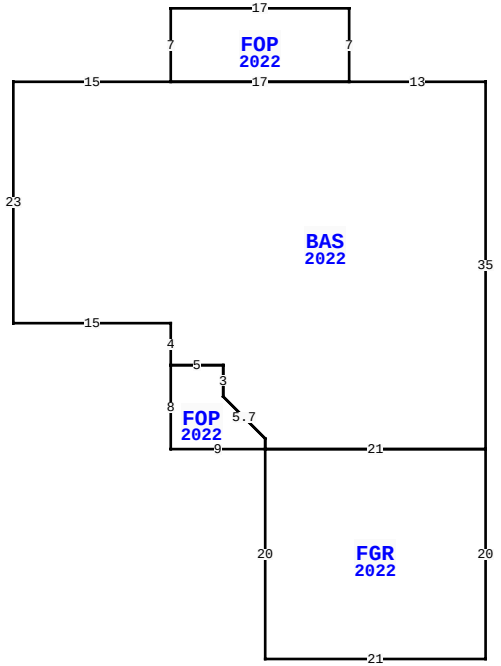
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,343	100	2022	1,343	164,268
FGR	420	55	2022	231	28,255
FOP	52	30	2022	16	1,957
FOP	119	30	2022	36	4,404
TOTALS	1,934			1,626	198,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	115.8300	127.41	207,169	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1343 HX Base Yr 2022



1285 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	516.00	UT	3.00	3.00	100	2022	2021		100	1,548	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	198,882
TOTAL MARKET OB/XF VALUE	1,548
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	222,930
SOH/AGL Deduction	19,135
ASSESSED VALUE	203,795
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	152,384
TOTAL JUST VALUE	222,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000227	NEWSFR		12/20/2020
20-227	SFR	1,120	06/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2750	5/24/2021	WD	Q	I	01	205,000
GRANTOR: T BRADLEY MCRAE P.A.						
GRANTEE: SHEPPARD NIGERIA						
1322/2039	9/26/2016	QC	U	V	11	15,000
GRANTOR: S & D PROPEREY INVEST						
GRANTEE: T BRADLEY MCRAE PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=60,20] S23 E15 S4 E5 S3 D4R4 S1 E21 N35 W13 W17 W15 $
FOP=[YR=2022;ORIG=75,47] S8 E9 N1 U4L4 N3 W5 $
FOP=[YR=2022;ORIG=75,13] S7 E17 N7 W17 $
FGR=[YR=2022;ORIG=84,55] S20 E21 N20 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,548

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 01/06/2023 BY CP Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS