LOT 64 CYPRESS LANDING S/D.
WD 1038-2123 & WD 1188-877

HERGET BENJAMIN R
1431 SW INDIAN GLN
LAKE CITY, FL 32025

2022

06-4S-17-08028-164

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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
Quality	05	05

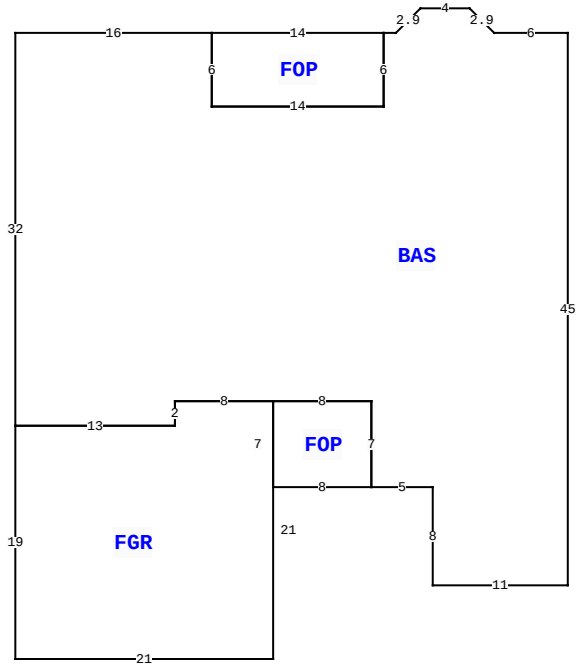
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD	6417.00		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	101,632
FGR	415	55	228	15,407
FOP	56	30	17	1,148
FOP	84	30	25	1,689
TOTALS	2,059		1,774	119,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	110.1520	82.61	146,550	2008	2008	0	0	0	18.20	81.80

1 SINGLE FAM – 100% - 2011 HX Base Yr 2011



1431 SW INDIAN Gln, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		119,878
TOTAL MARKET OB/XF VALUE		2,061
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		134,939
SOH/AGL Deduction		19,972
ASSESSED VALUE		114,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,967
TOTAL JUST VALUE		134,939
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,253

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1188/0877	1/29/2010	WD	Q	I	01	122,400
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: BENJAMIN R & BEVERL						
1038/2123	2/15/2005	WD	U	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 L2 U2 W4 D2 L2 W1 FOP= W14 S6 E14 N6$ S6 W14 N6 W16 S32 FGR= S19 E21 N21 W8 S2 W13$ E13 N2 E8 FOP= S7 E8 N7 W8$ E8 S7 E5 S8 E11 N45$.

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	687.00	UT	3.00	3.00	100	2008	2008	3	100	2,061	

LAND DESCRIPTION

TOTAL OB/XF 2,061

LN	USE CODE	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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 09/26/2016 BY DFRP Total Acres: 0.19 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 03/10/2022