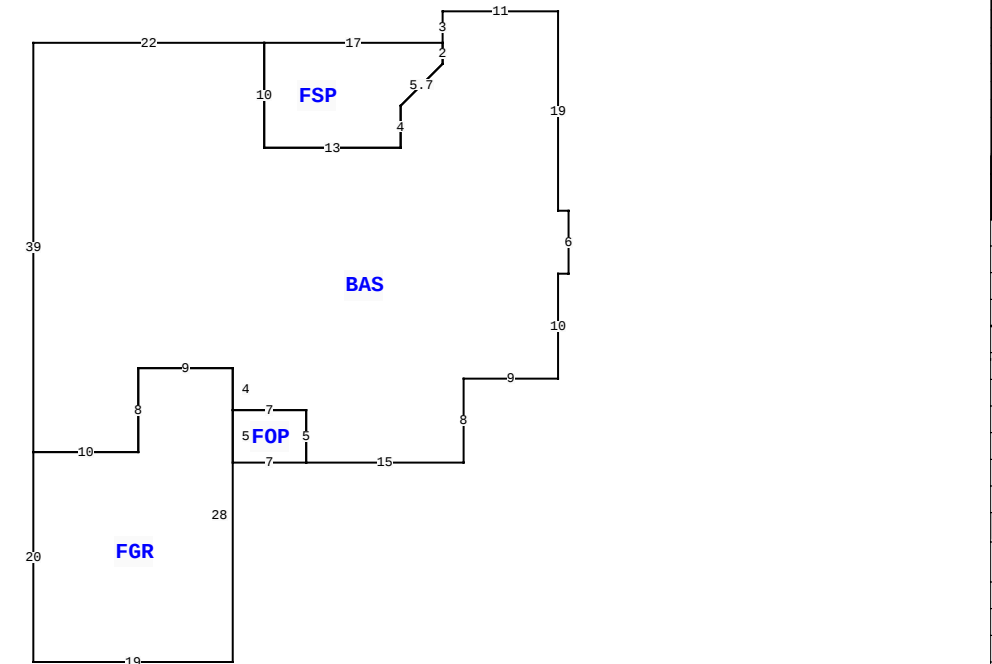


EAVES DAREK/EAVES LUCIANNA
1323 SW INDIAN GLN
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION					TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 80					0100	01	2,012	115.4340	129.29	260,131	2006	2010	0	0	0	21.00	79.00	STANDARD														
Roof Structur	08	IRREGULAR 100					1 SINGLE FAM 100% - 2025														Heated Area: 1695													
Roof Cover	03	COMP SHNGL 100																			HX Base Yr 2025													
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	4	100																																
Bathrooms	2	100																																
Frame Stories	02	WOOD FRAME 100																																
Architectual Units	1.	1. 100																																
Condition Adj	05	CONV 100																																
Kitchen Adjus	03	03 100																																
	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	1,695	100		1,695	173,126																													
FGR	452	55		249	25,432																													
FOP	35	30		10	1,021																													
FSP	146	40		58	5,924																													
TOTALS	2,328			2,012	205,503																													
EXTRA FEATURES						1323 SW INDIAN GLN, LAKE CITY																												
L N	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	0100	0	0	641.00	UT	3.00	3.00	100	2006	2006	3	100	1,923																			
2	0190	FPLC PF	0100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200																			
3	0169	FENCE/WOOD	0100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000																			
LAND DESCRIPTION						TOTAL OB/XF														4,123														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 10/18/2023 BY TP Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/03/2025 BY SYS																																		