



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Architectural Units	05	CONV 100 0 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	164,650
FGR	480	55		264	27,235
FOP	84	30		25	2,579
FSP	101	40		40	4,126
TOTALS	2,261			1,925	198,591

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	643.00	UT	3.00	3.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,925	112.3260	125.81	242,184	2007	2007	0	0
1 SINGLE FAM 100% - 2009 Heated Area: 1596 HX Base Yr 2009									
8 15 12 28 7 7 4 14 13 13 15 4 7 17 20 13 6 46 24 20									
FSP BAS FOP FGR									

1445 SW INDIAN GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		198,591	
TOTAL MARKET OB/XF VALUE		1,929	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		223,020	
SOH/AGL Deduction		78,952	
ASSESSED VALUE		144,068	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		93,346	
TOTAL JUST VALUE		223,020	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
68	SFR	451	02/28/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1144/1159	2/22/2008	WD	Q	I	
GRANTOR: GATEWAY DEVELOPERS OF					SALE PRICE
GRANTEE: LONNIE J & LANITA C					
1038/2123	2/15/2005	WD	Q	V	01
GRANTOR: RFJ PROPERTIES					535,000
GRANTEE: GATEWAY DEVELOPERS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 S6 W13 S15 FSP= W15 S8 E12 N5 R3 U3 \$ D3 L3 S5 W12 S28 E7 FOP= S4 E14 N8 W7 S4 W7\$ E7 N4 E7 FGR= S17 E20 N24 W20 S7\$ N7 E20 N46\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00
TOTAL OB/XF 1,929									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500		