COMM AT SW COR OF SE1/4, E 638.6
1023.20 FT TO S LINE OF LOT IN B
UNIT II, E 628.90 FT, S 1023.20

BILLINGS BARRY THOMAS/BILLINGS HOLLY DEE
423 NW INDIAN POND CT
LAKE CITY, FL 32055

2026

12-3S-15-00166-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

423 NW INDIAN POND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	33,500
TOTAL LAND VALUE - MARKET	146,475
TOTAL MARKET VALUE	179,975
SOH/AGL Deduction	0
ASSESSED VALUE	179,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,975
TOTAL JUST VALUE	179,975
NCON VALUE	33,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,475

LAND:2:2: IS 14.77 AC TOTAL. (BRITT WO# L-9991)
LAND:2:1: MRS CREWS BROUGHT IN SURVEY SHOWING THE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051604	Storage Building	55,000	11/22/2024
000051149	Right-of-Way Acce		10/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1241	8/16/2024	WD	Q	V	01	225,000
GRANTOR: SAMBEY EDWARD J						
GRANTEE: BILLINGS BARRY THOM						
1003/2668	1/02/2004	WD	Q	V		110,000
GRANTOR: DAVID C & ADRENA CREW						
GRANTEE: EDWARD J & KRISTY A						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	0	0	1.00	UT	33,500.00	33,500.00	100	2026	2025		100	33,500	

LAND DESCRIPTION

TOTAL OB/XF 33,500

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	9900	C	AC NON-AG	0		00	0.00	0.00	10.77	AC		1.00	1.00	1.50	9,000.00	13,500.00	145,395							
2	9630	C	SWAMP	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	270.00	270.00	1,080							

REVIEW DATE 04/25/2025 BY JB Total Acres: 14.77 Total Land Value: 146,475 Market: 0 Agricultural: 0 Common: 146,475 PRINTED 10/02/2025 BY SYS