

HELMS LAWRENCE A
P O BOX 2375
LAKE CITY, FL 32056

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	31	VINYL SID 100				0100	01	3,430	119.2052	133.51	457,939	1991	1991	0	0	35.00	65.00	VALUATION BY				STANDARD											
Roof Structure	08	IRREGULAR 100				1 SINGLE FAM 100% - 1997												Heated Area: 3246				HX Base Yr 1997											
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 70																															
Interior Floor	08	SHT VINYL 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		3 100																															
Frame	01	NONE 100																															
Stories	1.5	1.5 100																															
Architectural Units	05	CONV 100																															
Condition Adj	03	03 100																															
Kitchen Adjus	01	01 100																															
Quality						07	07																										
DOR CODE						0100	SINGLE FAMILY																										
MAP NUM							MKT AREA										01																
NEIGHBORHOOD/LOC						12315.010										1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	180	100		180	15,621																												
BAS	528	100		528	45,820																												
BAS	2,164	100		2,164	187,795																												
FOP	95	30		28	2,430																												
FSP	340	40		136	11,802																												
FUS	374	100		374	32,456																												
PTO	408	5		20	1,736																												
TOTALS						4,089			3,430	297,660																							
EXTRA FEATURES						262 NW INDIAN SPRINGS DR, 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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																		
2	0296	SHED METAL	0 100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800																		
3	0166	CONC, PAVMT	0 100	3	137	411.00	UT	1.30	1.30	100	1993	1993	3	100	534																		
4	0166	CONC, PAVMT	0 100	20	22	440.00	UT	1.30	1.30	100	1993	1993	3	100	572																		
5	0280	POOL R/CON	0 100	18	30	540.00	UT	70.00	70.00	100	2005	2005	3	47	17,766																		
6	0282	POOL ENCL	0 100	30	48	1,440.00	UT	15.00	15.00	100	2005	2005	3	40	8,640																		
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800																		
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300																		
9	0070	CARPORT UF	0 100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022	100		4,500																		
10	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024	90		5,400																		
LAND DESCRIPTION						TOTAL OB/XF														41,512													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																