LOT 7 BLOCK 1 HIGHLANDS S/D.

859-2153, WD 1160-336, WD 1290-1

RIVERA NEISA SHARYL TORRES
848 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05878-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

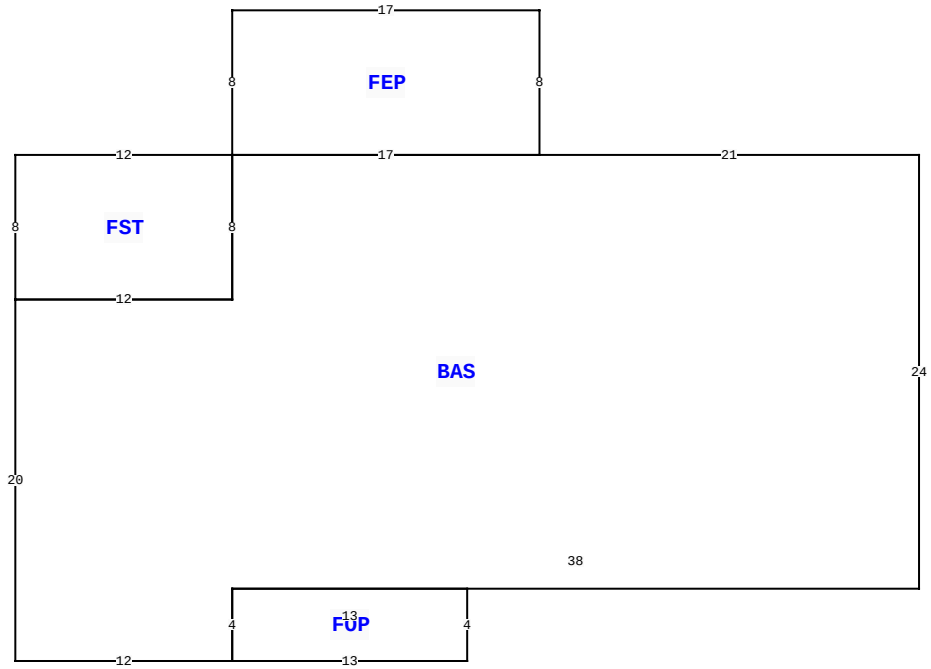
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	119,120
FEP	136	80		109	11,271
FOP	52	30		16	1,655
FST	96	55		53	5,480
TOTALS	1,436			1,330	137,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	123.1000	137.87	183,367	1960	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 1152 HX Base Yr



848 NW INDIAN SHORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	137,525
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	12,352
TOTAL MARKET VALUE	151,877
SOH/AGL Deduction	0
ASSESSED VALUE	151,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,877
TOTAL JUST VALUE	151,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046399	Solar Power Syste	18,904	01/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2489	9/20/2022	WD	Q	I	01	175,000
GRANTOR: RATLIFF ROBIN						
GRANTEE: RIVERA NEISA SHARYL						
1381/2086	4/01/2019	WD	Q	I	01	58,000
GRANTOR: MICHAEL & HOLLY DEREN						
GRANTEE: ROBIN & CRYSTAL RAT						

BUILDING NOTES

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2003	2003	3	100	800	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 W17 S8 W12 S20 E12 N4 E38 N24 $
FEP=[ORIG=-21,0] N8 W17 S8 E17 $
FST=[ORIG=-38,0] W12 S8 E12 N8 $
FOP=[ORIG=-38,28] E13 N4 W13 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		00	0.00	0.00	13,002.12	SF		1.00	1.00	1.00	0.95	0.95	12,352							

REVIEW DATE 11/02/2022 BY ME Total Acres: 0.30 Total Land Value: 12,352 Market: 0 Agricultural: 0 Common: 12,352 PRINTED 11/18/2025 BY SYS