LOT 8 BLOCK 1 HIGHLANDS S/D.
ORB 728-755, 805-1911, DC 1047-2

SKINNER ROBIN J
880 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05879-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

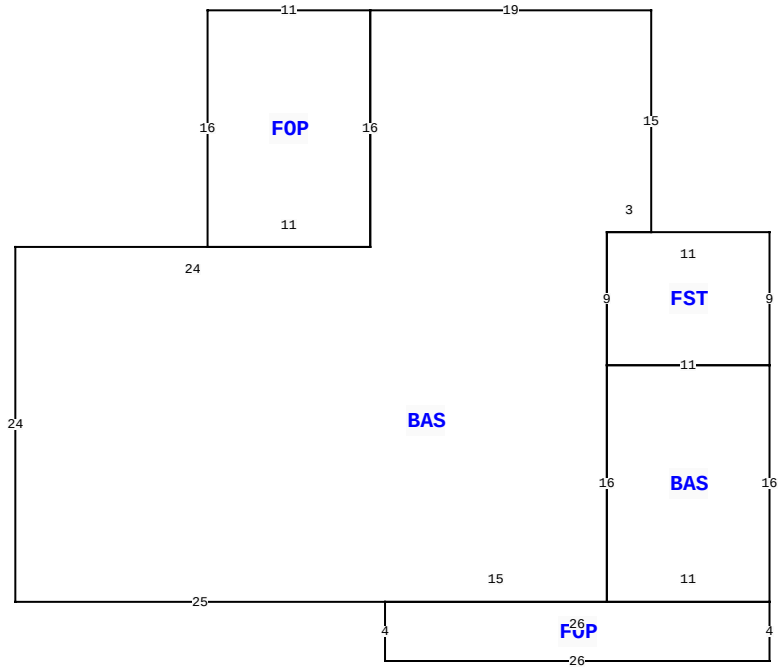
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	176	100		176	13,737
BAS	1,261	100		1,261	98,424
FOP	104	30		31	2,419
FOP	176	30		53	4,137
FST	99	55		54	4,215
TOTALS	1,816			1,575	122,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	107.2170	120.08	189,126	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1437 HX Base Yr 2011



880 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		122,932
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		11,970
TOTAL MARKET VALUE		136,852
SOH/AGL Deduction		58,433
ASSESSED VALUE		78,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,697
TOTAL JUST VALUE		136,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,852

SALE:2:1: LOT 8, BLOCK 1, HIGHLANDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1204/2307	11/10/2010	WD	U	I	30	58,500
GRANTOR: HUGH M & BREANDA SUE						
GRANTEE: ROBIN J SKINNER						
1196/2256	6/15/2010	WD	U	I	12	49,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: HUGH M & BRENDA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N15 W19 FOP= W11 S16 E11 N16$ S16 W24 S24 E25 FOP= S4 E26 N4 W26$ E15 BAS= E11 N16 W11 S16$ N16 FST= E11 N9 W11 S9$ N9 E3$.

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	100	0	0	1.00	UT	400.00	400.00	50	0	0	3	50	200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	100		00	0.00	0.00	12,599.57	SF		1.00	1.00	1.00	0.95	0.95	11,970							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.29 Total Land Value: 11,970 Market: 0 Agricultural: 0 Common: 11,970 PRINTED 11/18/2025 BY SYS