LOT 12 BLOCK 1 HIGHLANDS S/D.
629-718, DC 749-3, 749-4,

WILSON ALPHONSO/CARTER MELONIE K
950 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05883-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

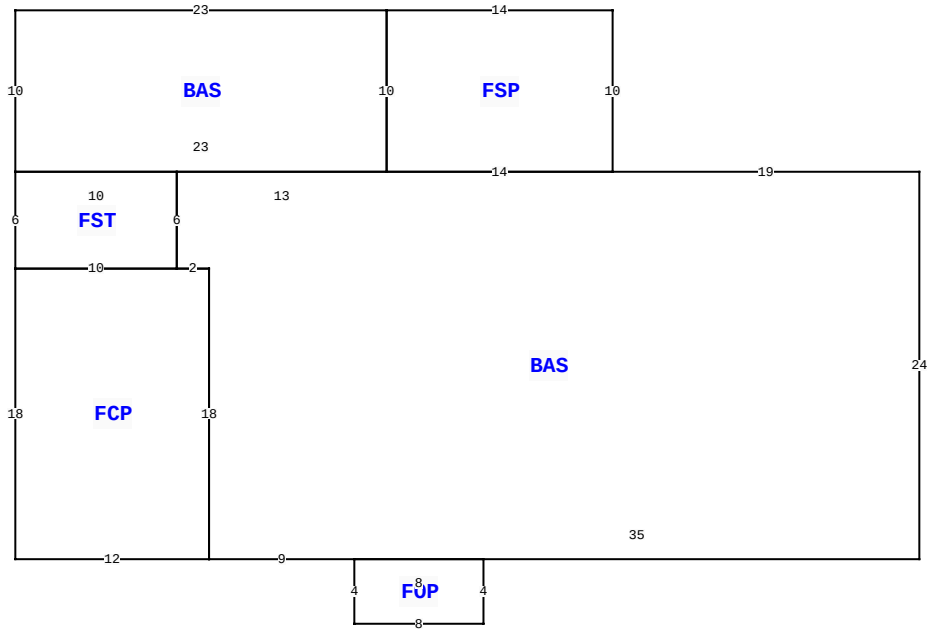
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	230	100		230	20,092
BAS	1,068	100		1,068	93,294
FCP	216	25		54	4,717
FOP	32	30		10	874
FSP	140	40		56	4,892
FST	60	55		33	2,883
TOTALS	1,746			1,451	126,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	119.9880	134.39	195,000	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 0 Heated Area: 1298 HX Base Yr



950 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		126,750
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		12,701
TOTAL MARKET VALUE		143,351
SOH/AGL Deduction		36,871
ASSESSED VALUE		106,480
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		81,480
TOTAL JUST VALUE		143,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/2251	5/17/2019	QC	U	I	11	100
GRANTOR: ALPHONSO WILSON						
GRANTEE: ALPHONSO WILSON & M						
0749/0004	8/02/1991	WD	Q	I		42,000
GRANTOR: SAVAGE						
GRANTEE: ALPHONSO WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N10 W14 S10 E14$ W14 BAS= N10 W23 S10 E23$ W13 FST= W10 S6 E10 N6$ S6 FCP= W10 S18 E12 N18 W2$ E2 S18 E9 FOP= S4 E8 N4 W8$ E35 N24$.

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	50	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	
2	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0060	CARPORT F	0	50	24	20	480.00	UT	5.00	5.00	100	1993	1993	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	50		00	0.00	0.00	13,369.80	SF		1.00	1.00	1.00	0.95	0.95	12,701							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.31 Total Land Value: 12,701 Market: 0 Agricultural: 0 Common: 12,701 PRINTED 11/18/2025 BY SYS