LOT 2 BLOCK 2 HIGHLANDS S/D.

463-715, 1328-68, WD 1487-1327,

CLARIDY JOHN HENRY/CLARIDY ALISON SELINA
811 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05885-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

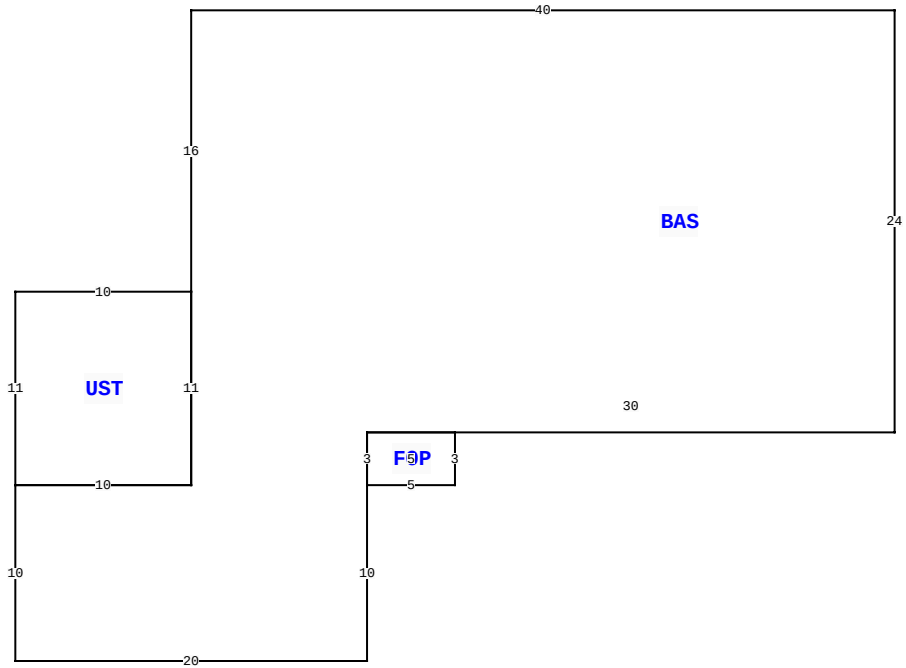
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	1,190	100		1,190	99,147
FOP	15	30		4	333
UST	110	45		50	4,166
TOTALS	1,315			1,244	103,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	114.4440	128.18	159,456	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1190 HX Base Yr 2017



811 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		103,646
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		9,501
TOTAL MARKET VALUE		113,597
SOH/AGL Deduction		48,629
ASSESSED VALUE		64,968
TOTAL EXEMPTION VALUE	HX HB DX	44,968
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		113,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0570			03/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1327	3/30/2023	WD	U	I	11	100
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: CLARIDY JOHN HENRY						
1328/0068	10/15/2016	CD	U	I	21	65,000
GRANTOR: GLENN A KHACHIGAN & M						
GRANTEE: JOHN HENRY CLARIDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S16 UST= W10 S11 E10 N11$ S11 W10 S10 E20 N10 FOP= E5 N3 W5 S3$ N3 E30 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 450

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	10,001.49	SF		1.00	1.00	1.00	0.95	0.95	9,501							

REVIEW DATE 11/09/2015 BY DF Total Acres: 0.23 Total Land Value: 9,501 Market: 0 Agricultural: 0 Common: 9,501 PRINTED 11/18/2025 BY SYS