

LOT 5 BLOCK 2 HIGHLANDS S/D.
ORB 909-2544, 957-117, 968-2138,

MACFARLANE THOMAS J/MACFARLANE REBECCA J
853 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05888-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 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 Units	05	CONV 100 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
BAS	1,290	100
FOP	28	30
FST	99	55
UEP	264	60
TOTALS	1,681	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,510	124.6440	139.60	210,796	1960	1960		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2008 Heated Area: 1290 HX Base Yr 2008													
BAS													
FOP													
FST													
UEP													
TOTALS													

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1		Tax Dist:					
BUILDING MARKET VALUE				137,017			
TOTAL MARKET OB/XF VALUE				11,400			
TOTAL LAND VALUE - MARKET				13,936			
TOTAL MARKET VALUE				162,353			
SOH/AGL Deduction				66,567			
ASSESSED VALUE				95,786			
TOTAL EXEMPTION VALUE		HX HB		50,722			
BASE TAXABLE VALUE				45,064			
TOTAL JUST VALUE				162,353			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				162,353			

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3
4	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3
TOTAL OB/XF 11,400													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		00	0.00	0.00	14,669.17	SF		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 0.95													
ADJ UNIT PRICE 0.95													
LAND VALUE 13,936													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													
REVIEW DATE 11/03/2015 BY DF													

Total Acres: 0.34

Total Land Value: 13,936

Market: 0

Agricultural: 0

Common: 13,936

PRINTED 11/19/2025 BY SYS