LOT 9 BLOCK 2 HIGHLANDS S/D.

440-134, 623-686, 717-213, DC 14

KROONER KATHLEEN
903 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05892-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

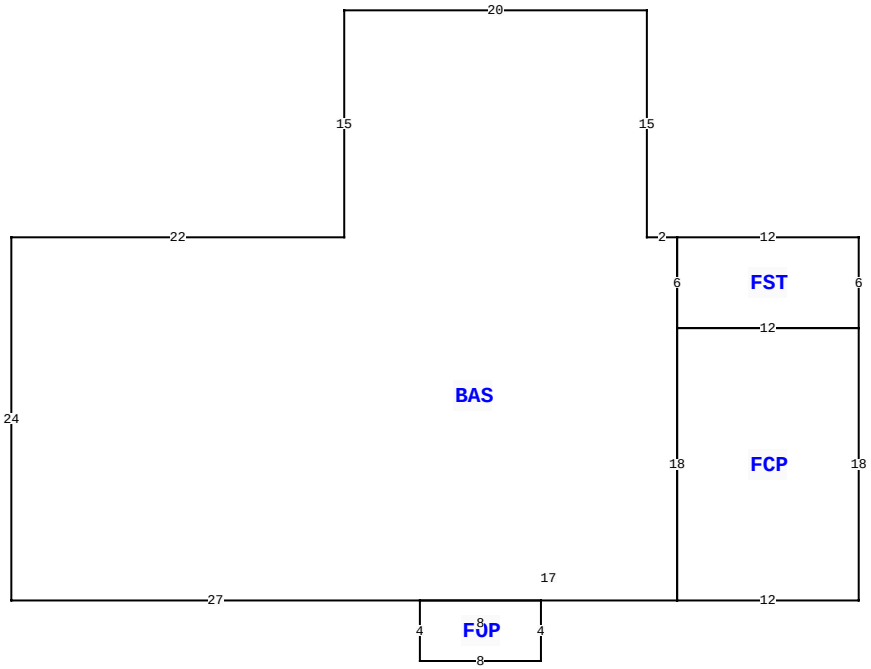
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,356	100		1,356	109,082
FCP	216	25		54	4,344
FOP	32	30		10	805
FST	72	55		40	3,218
TOTALS	1,676			1,460	117,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,460	110.5000	123.76	180,690	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1356 HX Base Yr 1995



903 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		117,448
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		9,504
TOTAL MARKET VALUE		129,352
SOH/AGL Deduction		66,048
ASSESSED VALUE		63,304
TOTAL EXEMPTION VALUE	HX HB WX	42,704
BASE TAXABLE VALUE		20,600
TOTAL JUST VALUE		129,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045285	Remodel	8,735	08/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/91	6/01/2023	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
0717/0213	4/25/1990	WD	Q	I		43,500
GRANTOR: FARALLI						
GRANTEE: RUSS-KROONER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S15 W22 S24 E27 FOP= S4E8 N4 W8$ E17 FCP= E12 N18 W12 S18$ N18 FST= E12N6 W12 S6$ N6 W2 N15$.

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	400	
2	0010	BARN,BLK	0	0	10	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	10,004.20	SF		1.00	1.00	1.00	0.95	0.95	9,504							

REVIEW DATE 09/21/2022 BY HC Total Acres: 0.23 Total Land Value: 9,504 Market: 0 Agricultural: 0 Common: 9,504 PRINTED 11/19/2025 BY SYS