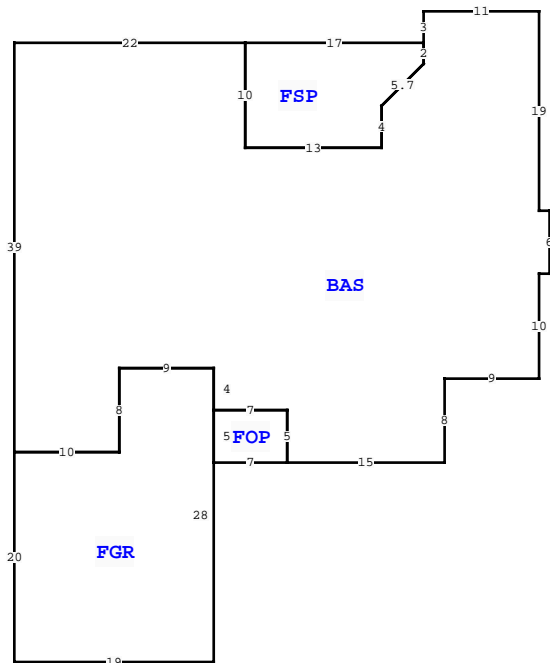


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,012	115.4340	129.29	260,131	2006	2010	0	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1695 HX Base Yr 2025														



DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		MKT AREA			
		06			
NEIGHBORHOOD/LOC					
6417.1200 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,695	100		1,695	173,126
FGR	452	55		249	25,432
FOP	35	30		10	1,021
FSP	146	40		58	5,924
TOTALS	2,328			2,012	205,503

1323 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	641.00	UT	3.00	3.00	100	2006	2006	3	100	1,923	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

TOTAL OB/XF 4,123

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		205,503	
TOTAL MARKET OB/XF VALUE		4,123	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		232,126	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,126	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		175,715	
TOTAL JUST VALUE		232,126	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3851	SFR	477	08/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/286	9/15/2023	WD Q	Q	I	01	285,000
GRANTOR: FREDRICH KENNETH L						
GRANTEE: EAVES DAREK						
1380/2241	3/20/2019	WD Q	Q	I	01	164,000
GRANTOR: ALEXANDER KARL MOORE						
GRANTEE: KENNETH L & SHARLA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W11 S3 FSP= W17 S10 E13 N4 R4 U4 N2\$ S2 D4 L4 S4 W13 N10 W22 S39 FGR= S20 E19 N28 W9 S8 W10\$ E10 N8 E9 S4 FOP= S5 E7 N5 W7\$ E7 S5 E15 N8 E9 N10 E1 N6 W1 N19\$.