



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2011		126.02	230,491	2008	2008	0	0	17.00	83.00

Heated Area: 1532 HX Base Yr 2011

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	160,242
FGR	432	55		238	24,894
FOP	92	30		28	2,929
FOP	104	30		31	3,243
TOTALS	2,160			1,829	191,308

1403 SW INDIAN GLN, LAKE CITY

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

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		576.00	UT	3.00				3.00	1,728

TOTAL OB/XF 1,728

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	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 BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		191,308	
TOTAL MARKET OB/XF VALUE		1,728	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		215,536	
SOH/AGL Deduction		79,041	
ASSESSED VALUE		136,495	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		85,084	
TOTAL JUST VALUE		215,536	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
69	SFR	451	03/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0261	1/30/2020	LE U	I	I	14	100
GRANTOR: ALICE M ALTMAN (ENH L)						
GRANTEE: SHANNON M DURRANCE						
1191/0250	3/19/2010	WD Q	I	I	01	125,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: ALICE M ALTMAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W11 S6 W13 S15 FOP= W16 S8 E12 N4 R4 U4 \$ D4 L4 S4 W12 S28 E7 FOP= S4 E15 N8 W8 S4 W7\$ E7 N4 E8 FGR= S17 E18 N24 W18 S7\$ N7 E18 N46\$.