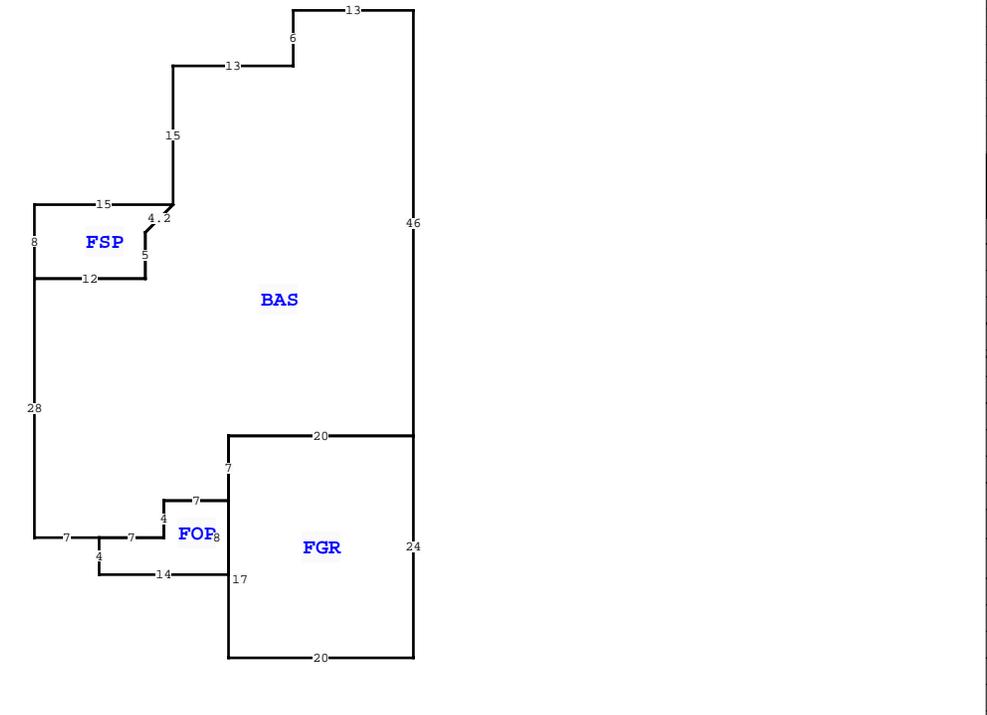




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,925	112.3260	128.05	246,496	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2009 Heated Area: 1596 HX Base Yr 2009													



Quality	05	05			
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	1,596	100		1,596	167,582
FGR	480	55		264	27,720
FOP	84	30		25	2,625
FSP	101	40		40	4,200
TOTALS	2,261			1,925	202,127

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			3.00	100	2007	2007	3	100	1,929	

EXTRA FEATURES																
1445 SW INDIAN GLN, LAKE CITY																
TOTAL OB/XF 1,929																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

TOTAL OB/XF 1,929																
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE			202,127	
TOTAL MARKET OB/XF VALUE			1,929	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			226,556	
SOH/AGL Deduction			82,907	
ASSESSED VALUE			143,649	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			92,238	
TOTAL JUST VALUE			226,556	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			225,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
68	SFR	451	02/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1144/1159	2/22/2008	WD Q	Q	I		176,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: LONNIE J & LANITA C						
1038/2123	2/15/2005	WD Q	V	01		535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W13 S6 W13 S15 FSP= W15 S8 E12 N5 R3 U3 \$ D3 L3 S5																
W12 S28 E7 FOP= S4 E14 N8 W7 S4 W7\$ E7 N4 E7 FGR= S17 E20																
N24 W20 S7\$ N7 E20 N46\$.																