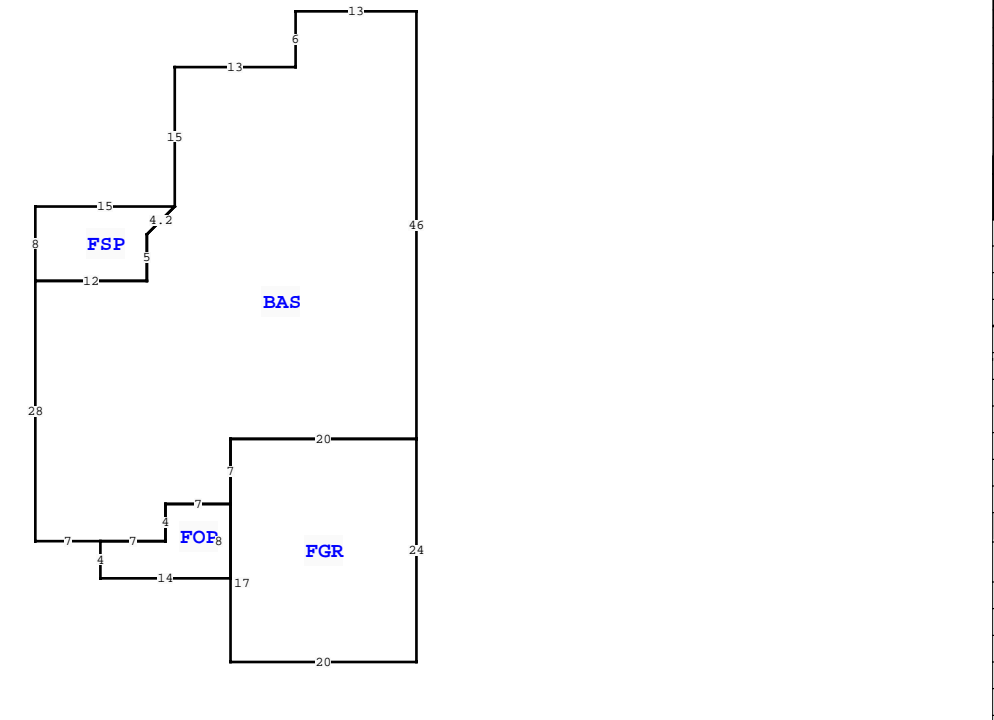




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	125.81	242,184	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	164,650
FGR	480	55		264	27,235
FOP	84	30		25	2,579
FSP	101	40		40	4,126
TOTALS	2,261			1,925	198,591

1445 SW INDIAN GLN, LAKE CITY

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

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			3.00	100	2007	2007	3	100	1,929	

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 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
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			198,591
TOTAL MARKET OB/XF VALUE			1,929
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			223,020
SOH/AGL Deduction			79,371
ASSESSED VALUE			143,649
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			92,238
TOTAL JUST VALUE			223,020
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 U	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\$.													